

## ***Planning and Development Act 2005***

### **APPROVED LOCAL PLANNING SCHEME AMENDMENT**

#### **AMENDMENT NO. 119 TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2**

It is hereby notified for public information, in accordance with Section 87 (3) of the *Planning and Development Act 2005* that the Minister for Planning approved Amendment No. 119 to District Planning Scheme No. 2 on the 24 day of March 2016 for the purpose of:

(i) Inserting a new clause 4.5.4, 4.5.5 and 4.5.6 as follows:

"4.5.4 Split Density Code – Development

Where a split residential density code is depicted on the Scheme Maps, any development shall conform to the lower density code applicable to the lot, unless the Council determines that development up to the higher density code would comply with the following requirements:

- a) Sufficient capacity exists in all necessary public utility services to adequately meet the needs of the development;
- b) The development has one consolidated vehicular access point with reciprocal access rights to serve all dwellings, and restricted vehicular access to other areas of road frontage;

4.5.5 Split Density Code – Subdivision

- a) Subdivision of land with a split residential density code should not result in the need for additional crossovers to those already available to the development site.
- b) In respect of applications for subdivision of land with a split residential density code, Council should recommend that:
  - i. A right of carriageway easement is established between the lots created to ensure that development has one consolidated vehicle access point; and
  - ii. A restrictive covenant is placed on the certificate(s) of title preventing vehicle access from the remainder of the lot(s).

4.5.6 For land with a split residential density code directly abutting Wanneroo Road or Mirrabooka Avenue, a Noise Management Plan shall be provided along with any subdivision application, or development application proposing grouped dwellings. The Noise Management Plan shall address the potential for road transport noise and recommend noise mitigation measures where appropriate.

(ii) Amending the scheme maps as depicted in Attachment 1.

To view the scheme maps, head to [www.wanneroo.wa.gov.au/recoding](http://www.wanneroo.wa.gov.au/recoding) and click on 'Amendment 119 to DPS 2'.

The amending text was published in the Government Gazette on 29 April 2016.

Enquiries: City of Wanneroo 9405 5000