

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.

1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
All Lots	RMD40

3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS	
Built Form	3.1 Building Orientation
	a) For Lots 133-140 at least one major opening to a habitable room shall overlook the public open space (POS).
	3.2 For corner lots, one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.
	3.3 Visually permeable fencing shall be provided on the boundary of Lots 133-140 adjacent to the POS.
	3.4 For Lots 107 and 108, designated crossover and garage locations are to be provided as shown on the LDP to ensure the retention of trees within the verge.
	3.5 Lots 101-114, 120, 125-131 and 141 shall have a minimum garage setback of 4.0m from the primary street.
3.6 For Lots 133-140, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.	

Legend

Extent of Local Development Plan	On-Street Parking
Building Orientation	Shared Paths / Footpaths
- Primary Street	Stair Location
- Secondary Street	No Vehicle Access Permitted
Designated Garage Locations	Visually Permeable Fencing (Subject to Detailed Design)
Designated Cross Over Locations (Subject to Detailed Design)	Retaining Walls (Subject to Detailed Design)



LOCAL DEVELOPMENT PLAN | STAGE 1

The Amble, Girrawheen
A Department of Communities Project

ENDORSEMENT TABLE

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

Manager, Approval Services
City of Wanneroo
Date

[Signature]
10/5/18

SCALE

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DATE: 07/05/2018
DRAWN BY: ER
CHECKED BY: ME
DESIGNED BY: ME

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