

Pedestrian Access

- · An uninterrupted pedestrian access shall be provided between Street 4A path and the principal building entrance.
- In the event that an internal vehicle access traverses the path, then the pedestrian access shall be raised above the finished level of the vehicle accessway and priority movement shall be granted to the pedestrian access.

Vehicle Access:

Vehicle access shall be from Street 4A and be set back a minimum 46m from the Marmion Avenue road reserve and a minimum 11m from the western boundary of Lot 658.

A separate signage strategy shall be prepared for the City of Wanneroo approval.

Signage shall be integrated into the building design where possible.

Bin Storage/Service Area:

Bin storage and service areas are to be screened from adjacent streets and/or public frontages.

Wellhead Protection Zone:

Storage tanks, drainage storage and bowsers are to be located outside of the Wellhead Protection Zone deliniated in the above plan.

Transformer Fire Protection Zone:

No development is permitted within the Transformer Fire Protection Zone without additional fire mitigation, pursuant to the requirements of the National Construction Code,

LEGEND - PRIVATE REALM

Lot 658 LDP boundary



Extent of Building Area

(subject to site coverage requirements) Wellhead Protection Zone

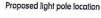
36.37 Finished Pad Levels Vechicle Access Zone

No Vehicle Access Retaining Wall Fire Protection Zone Transformer

LEGEND - PUBLIC REALM



Pavement Type A - Street Pavement Type B - 2.1m Path Pavement Type C - 1.5m Path Street Planting (irrigated) Street Planting (non-irrigated)





Proposed Tree (Corymbia "Marion") Proposed Tree (Corymbia "Marion") (subject to location of Service Station driveway)



Proposed Tree (Araucaria heterophylla)



PRIVATE REALM - DEVELOPMENT STANDARDS

Transect Zone	T6
Lot Number	Lot 658
Sife Area	5,289m²
Site Cover	Maximum 60%
Building Type	Commercial
	(Refer Urban Standards in Jindee Design Code)
Building Height	Minimum 1 storey / Maximum 3 storeys Floor to ceilling height for ground floor: Minimum 3.0m / Maximum 6.0m
Permissable Frontage Types	Gallery Shopfront Arcade
	(Refer Table 5 – Private Frontage, Jindee Design Code, Jindee Structure Plan)
Building Selbacks	Min. 3.0m setback to Street 4A Min. 3.0m setback to Marmion Avenue Min. 3.0m setback to northern boundary Min. 3.0m setback to western boundary

PUBLIC REALM - DEVELOPMENT STANDARDS

Street Type	Street 4A
Typical Tree Species	Corymbia (Eucalyptus) "Marion"
Groundcovers	Irrigated - Scaevola Crassifolia "Flat Fred"
Spacing	8.0m
Arrangement	Regular Spacing
Street Type	Marmion Avenue
Typical Tree Species	Araucaria Helerophylla
Groundcovers	Non-Irrigated - Scaevola crassifolia "Flat Fred", Eremophila glabra, Grevillea obstustifolia prostrata, Leucophyla brownii, Lomandra maritima, Olearia axillaris, Scaevola crassifolia

PUBLIC REALM EXPLANATORY NOTES

- Minor adjustments to tree spacings may occur at detailed landscape stage and/or through detailed engineering plans to cater to final lighting, utility locations and alignments and location of tot 658 driveway.
- Final allocation of paving types and materials to be determined at the detailed landscape and engineering 2.
- All planting within Street 4A and Marmion Avenue adjacent to Lot 658 to be planted after completion of construction of built form on Lot 658.

PRIVATE REALM EXPLANATORY NOTES

Site Coverage refers to the percentage of the lot that may comprise the building footprint and includes any roofed





SITE SPECIFIC LOCAL DEVELOPMENT PLAN 1A LOT 658 MARMION AVENUE, JINDEE

PUBLIC + PRIVATE REALM REQUIREMENTS

EDC JIN RD1 544H

Unless stated otherwise, the standards and controls contained in the LDP are non-discretional and have the same force and effect as it they are a provision of the Agreed LSP No. 84.

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