

Amended Local Development Plan - zamia rise dunes

capricorn village - beachside parade/cave loop/seagrass street

1:1000 @A3



LOCATION PLAN 1:10 000

LEGEND

- NO VEHICULAR ACCESS
- 4M FIREBREAK
- NATIVE VEGETATION TO BE RETAINED
- DESIGNATED DRIVEWAY

PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

Access and Parking

- Vehicular access to lots shall not be permitted from street frontages identified with "no vehicular access".
- Vehicular driveways shall be located as depicted in the DAP.
- Where no vehicular driveway is depicted, it shall be constructed to a maximum width of 4m and in accordance with the vegetation protection provisions below.
- Car spaces may be accommodated in the dwelling's undercroft area or in a separate outbuilding that is located within the building envelope and designed to complement the overall development.

Vegetation

- Native vegetation may only be removed outside the designated building envelope for firebreaks in accordance with the firebreak locations indicated on this DAP.

Built Form

- All built form and gardens shall be contained within the designated building envelope (including paving, sheds and swimming pools).
- All boundary fencing must be constructed and maintained as post and wire fencing.
- Privacy fencing may be permitted within the building envelope and is to be constructed in the same material as the main dwelling.
- Dwellings may incorporate pole construction or retaining walls to address the sloping conditions of the site.
- The height of the poles or retaining walls when measured between the ground floor Finished Floor Level (FFL) of the dwelling and the lowest point of the natural ground directly below the dwelling shall not be more than 3m.
- The Finished Floor Level (FFL) of the ground floor of dwellings shall not be elevated above the highest natural ground contour within the building envelope.

- Notwithstanding the height provisions of the R-Codes, the maximum building heights specified in Table 3 of Section 3.7.1 of the R-Codes shall be measured from the ground floor (FFL).
- Notwithstanding the boundary setback provisions of the R-Codes, the boundary setbacks specified in Section 3.3.8 of the R-Codes shall only apply if the cone of vision from major openings overlooks part of the designated building envelope of a neighbouring property and shall not apply if the cone of vision from major openings only overlooks part of a neighbouring property outside the designated building envelope.

The amended Local Development Plan has been approved by Council under clause 59 of the deemed provisions of the District Planning Scheme No. 2

29th March 2022

Date: _____

Manager Approval Services
 City of Wanneroo

