

# WATERFORD TRIANGLE LOCAL DEVELOPMENT PLAN

## 1. APPLICATION OF LOCAL DEVELOPMENT PLAN

- 1.1 This local development plan applies to those lots depicted on the special plan.
- 1.2 The provisions of the City of South Perth Town Planning Scheme No. 6 and State Planning Policy 7.3 Residential Design Codes (R-Codes) are varied as detailed within this local development plan.
- 1.3 All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other manners.

## 2. RESIDENTIAL DESIGN CODE

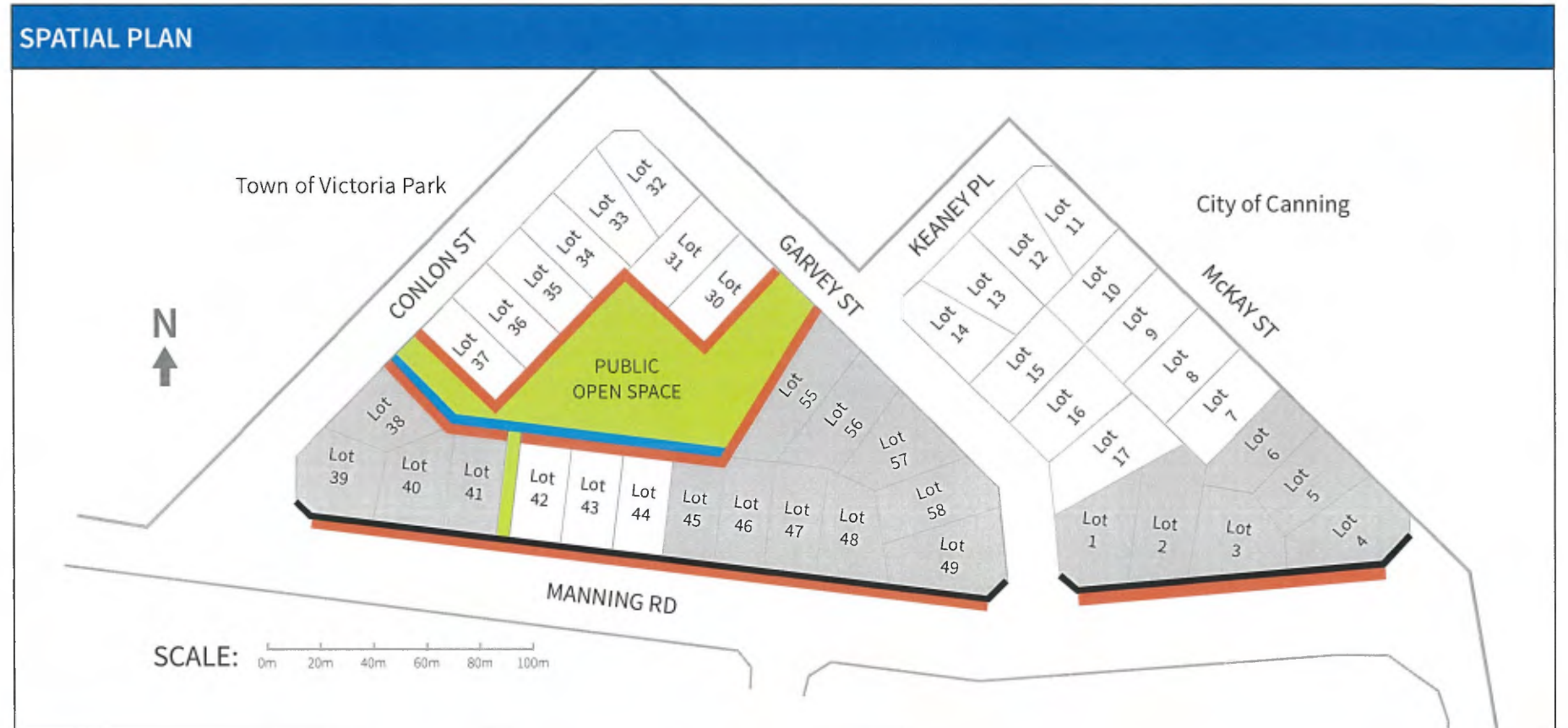
- 2.1 The R-Code applicable to these lots is as per the City of South Perth Town Planning Scheme No.6.

## 3. VEHICLE AND PEDESTRIAN ACCESS

- 3.1 Vehicle access is not permitted from any lot directly to Manning Road where the lot has vehicular access to a local road or a laneway connected to the local road network as per the spatial plan.
- 3.2 Lots which abut Manning Road are to provide pedestrian access to Manning Road, as per the spatial plan.
- 3.3 Lots which abut the public open space and/or the planned vehicle access laneway are to provide pedestrian access to the public open space, as per the spatial plan.

## 4. STREETScape

- 4.1 For properties adjacent to the public open space and/or the planned vehicle access laneway, the frontage facing the public open space/laneway is to be treated as a street for the purpose of applying Element 3.6 of the R-Codes Volume 2.
- 4.2 Fences that are directly adjacent to the public open space shall comply with Acceptable Outcome A3.6.6 of Element 3.6 of the R-Codes Volume 2.



## APPROVAL

This local development plan has been approved by the City of South Perth under Schedule 2, Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date 25/3/2020

Manager Development Services

LEGEND	
	Pedestrian access required as per clause 3.3
	No vehicle access permitted as per Town Planning Scheme No.6 clause 6.6(2)
	Planned vehicle access laneway
	Lots shaded this colour are to provide access easement or amalgamation as per Town Planning Scheme No.6 Schedule 12 No.2

