

The Quarter Development Plan Area Provisions

1. Objectives

The objectives of The Quarter Development Plan Area are to:

- Facilitate the development of the land comprised in The Quarter Development Plan Area as a whole in a coordinated manner;
- Activate street corners, street frontages and public interfaces as much as possible;
- Ensure that adequate provision is made for pedestrian movement throughout The Quarter Development Plan Area;
- Provide for the tenants of each site being able to use the licensed on-site tenant bays of each site within The Quarter Development Plan Area; and
- Provide a maximum number of tenant parking bays permitted over The Quarter Development Plan Area.

2. Development Requirements

Any use or development of land within The Quarter Development Plan Area be in accordance with the Scheme and Draft Local Planning Policy No. DP1 - Karratha City Centre Development.

In addition to the development standards contained in Local Planning Policy DP1, development shall comply with the following mandatory design elements:

- Uses that activate the streetscape and encourage pedestrian movement / foot traffic like retail and entrances on active frontage corners;
- Strong emphasis on vertical feature design elements at active frontage corners; and
- Appropriate screening from view of the service yard area.

3. Plot Ratio

For the purpose of determining plot ratio, The Quarter Development Plan Area shall be treated as one site.

4. Landscaping

For the purpose of determining landscaped area, The Quarter Development Plan Area shall be treated as one site.

5. Car Parking

For the purpose of determining car parking provision, The Quarter Development Plan Area shall be treated as one site. The provision of car parking shall generally be in accordance with the provisions and requirements of Local Planning Policy No. DP18 Karratha City Centre Parking.

6. Vehicular Access

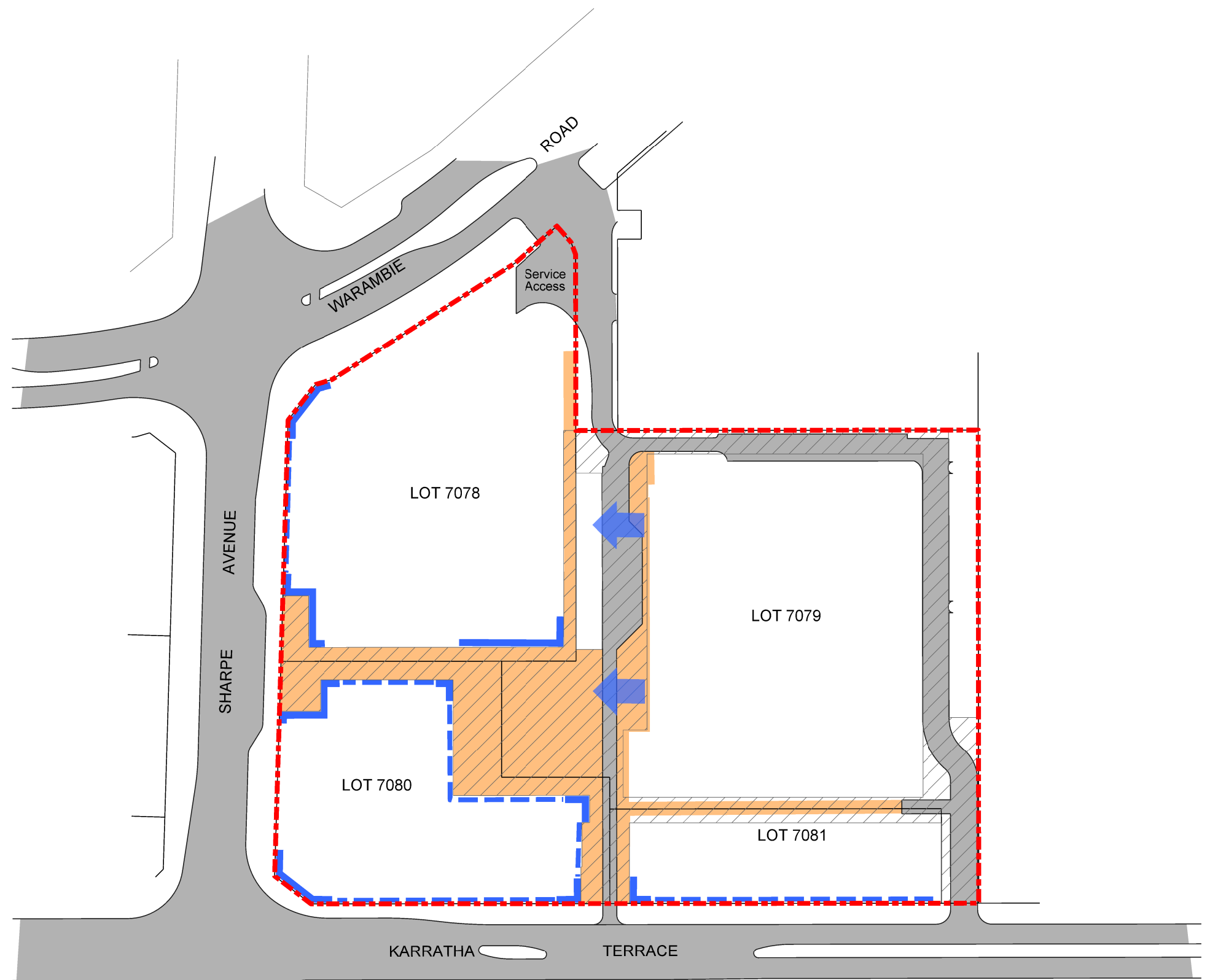
Any use or development of land within The Quarter Development Plan Area shall allow for coordinated vehicle access ways over The Quarter Development Plan Area, generally in accordance with the access ways shown in The Quarter Development Plan. Service access to be to the satisfaction of the Shire's Infrastructure Services department.

7. Pedestrian Access

Any use or development of land within The Quarter Development Plan Area shall allow for coordinated pedestrian access ways over The Quarter Development Plan Area, generally in accordance with the access ways shown in The Quarter Development Plan.

8. Public Realm

Suitable arrangements being made to the satisfaction of the City for the development and maintenance of all public areas in the development plan to be constructed, managed and maintained on an ongoing basis.



This Development Plan was adopted by Council at the Ordinary Council Meeting on 29 April 2014.

Plan No. : 16814-1
 Revision : REV.1
 Scale : 1:1000@A3

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	Vehicle Access		Active Frontage corners
	Pedestrian Access		Active Frontage Encouraged
	Public Access Easement		Non-car parking development on this frontage to engage with public realm. Car park frontage to be screened.
	Lot Boundary (to be determined under the Land Administration Act 1997)		
	Development Plan Boundary		

THE QUARTER DEVELOPMENT PLAN

DATE DRAWN: 18/02/2014 FILE: 140207 Development Plan.dgn
 DRAWN BY: CdeL V DATUM: AHD
 CHECKED BY: MM H DATUM: MGA84 (50)