



LOCATION PLAN SUBJECT LOTS

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PROPERTY BOUNDARIES
- SUBJECT LOT NUMBERS
- DWELLING ORIENTATION / EFFECTIVE STREET SETBACK AREA
- UNIFORM FENCING
- NO VEHICLE ACCESS
- GARAGE LOCATION
- OUTDOOR LIVING AREA LOCATION
- 2.4M NOISE WALL
- BIN PADS (LOTS 101-104)
- INDICATIVE PATH LOCATION
- RETAINED BLACK COCKATOO SIGNIFICANT TREE*
- INDICATIVE TREE RETENTION*

NOTES
 * Determination of which trees can be retained will be undertaken at the civil construction stage, considering factors such as bushfire management, drainage, clearance to services, TPZ requirements etc. Where a tree requires removal this may affect the need for other LDP controls i.e. access restrictions.
 Road pavement, paths and verges indicative only and subject to engineering approval.

LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

The provisions of the City of Wanneroo's District Planning Scheme No. 2, the East Wanneroo Cell 4 Agreed Structure Plan No. 6, Residential Design Codes and Local Planning Policy 4.19 Medium Density Housing Standards (R-MDs) are varied as detailed within this LDP. All other requirements are to be satisfied.

The following LDP standards represent variations to the R-Codes and constitutes 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

GENERAL PROVISIONS

Dwelling Orientation

- Where specified on the plan, the dwelling is to address this frontage with the primary entrance to the dwelling readily identifiable from the street / PAW (as applicable) and at least one major opening on the dwelling frontage with an outlook to the street / PAW (as applicable).

Street Setback

- For Lots 97 - 112 Oxford Lane, the nominated frontage to the PAW is deemed to be the effective street setback area for the purposes of the R-Codes. The following street setbacks apply:
 - 2m minimum, no average.
 - 1m to porch/verandah no maximum length.

Fencing

- Where noted on the plan, uniform fencing is to be installed by the developer within the street setback area and is to be visually permeable to the satisfaction of the City. No modification to this fencing is permitted without development approval.

Vehicle Access

- Vehicle access may be from either the primary or secondary street for all corner lots, except where the LDP restricts access or specifies a garage location.

Quiet House Design

- Quiet house design requirements apply to lots identified on this LDP. The applicable quiet house design packages are included at Appendix 1 of the LDP. Modifications to the quiet house design requirements may be approved by the City of Wanneroo where demonstrated in a Transportation Noise Assessment that proposed development will meet an acceptable level of acoustic amenity.
- The covered portion of the outdoor living area for Lots 13 and 14 Flemington Loop is to be located as specified on the LDP. An alternative location is permissible where supported by a Transportation Noise Assessment.

Quiet House Packages Apply (Provision 5)

- | | |
|---|--|
| Ground Floor - Standard construction
First Floor - Package A | Ground Floor - Package B
First Floor - Package C |
| Ground Floor - Standard construction
First Floor - Package B | Ground Floor - Package B
First Floor - Specialist advice required |
| Ground Floor - Package A
First Floor - Package B | Ground Floor - Package C
First Floor - Specialist advice required |
| Ground Floor - Package B
First Floor - Package B | |

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

DRAFT

Manager, Approval Services _____ Date _____
 City of Wanneroo
 Local Development Plan Expiry Date: _____