

Legend

- Site Boundary
- Lot subject to LDP
- Lot subject to LDP - Rear Loaded Terrace (Provisions 6-11)
- Lot subject to LDP - Narrow Frontage Lots (Provisions 12-14)
- No Vehicle Access
- No Vehicle Access - 2.4m High Noise Walls
- Dwelling Orientation (Provision 3a)
- Side Boundary Fencing (Provision 3b)
- Passive Surveillance (Provision 4)
- Trees to be Retained (Provision 5)
- Existing Trees Considered for Retention
- Garage permitted to corner truncation boundary (Provision 9b)
- Single Garage only permitted in this location (Provision 9c)
- Designated Driveway Crossover (Provision 12b)
- Balcony Projection to corner truncation boundary (Provision 14b)
- Garage Location (single storey housing only)
- Uniform Fencing (by developer)
- Designated Bin Pads for Lots 144-148 and Lot 159 Tongariro Lane
- Foot Path

Quiet House Packages Apply (Provision 16)

- GA Ground Floor - Package A
- UA Upper Floor - Package A
- GB Ground Floor - Package B
- UB Upper Floor - Package B
- GC Ground Floor - Package C
- UC Upper Floor - Package C

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2.

[Signature] 2 November 2020
Manager, Approval Services Date
City of Wanneroo

LOCAL DEVELOPMENT PLAN PROVISIONS

- The requirements of the R-Codes and the R-MD Codes (as applied through the City's Medium-Density Housing Standards (R-MD) Local Planning Policy) are varied as shown on this plan.
- The requirements of the R-Codes, R-MD Codes and City of Wanneroo District Planning Scheme No. 2 shall be satisfied in all other matters.
- Dwelling Orientation and Fencing:
 - Where specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessed from this frontage.
 - For Lot 139 Crinoline Lane, side boundary fencing adjacent to Overland Approach is restricted to a minimum 0.5m setback from the rear lot boundary to preserve sightlines for vehicles reversing from the garage.
- Passive Surveillance: Where two storey development is proposed for Lot 31 Routeburn Street, lot 139 Crinoline Lane, Lots 140 and 148 Tongariro Lane, Lots 158 and 168 Yatar Lane and Lots 184 and 193 Larapinta Parkway, passive surveillance of the adjacent park and / or road is to be achieved by at least one major opening from a first floor habitable room having a view of the space respective park and / or road.
- Identified trees to be retained shall not be removed without the approval of the City of Wanneroo.

Rear Loaded Terrace Provisions: For lots so depicted on the Plan the following additional provisions apply:

- Boundary Setbacks: 1.0m minimum permissible for wall height 7.0m or less.
- Boundary Walls: Boundary Walls are permitted to both side boundaries provided that the boundary wall is located behind the primary setback line. There is no maximum length restrictions for boundary walls.
- Building Height:
 - Building heights (including boundary walls) shall comply with Table 3 (Category B) of the R-Codes, excepting that the top of external walls (roof above) is permitted to a maximum of 7.0m.
 - Dwellings are to be a minimum of two (2) storeys in height.
- Garage Setbacks and Vehicle Access:
 - Garages are to be setback a minimum of 1.0m from the rear laneway. Driveways may have a nil setback to a side lot boundary.
 - For Lots 118 and 128 Crinoline Way and Lot 41 Jatbula Lane, garages are permitted up to the rear corner truncation boundary subject to compliance with secondary street setbacks.
 - For Lot 158 Yatar Lane, a single garage is permitted.
- Overshadowing: No maximum overshadowing.
- Bin Pads: Excluding Lots 144 - 148 and 159 Tongariro Lane, laneway lots are to have a designated bin pad area (1.5m wide x 1.0m deep) located adjacent to the rear laneway in a position that is accessible to the City's waste disposal services, while taking into account adjacent fences, gutters and built form.

Narrow Frontage Lot Provisions: For lots so depicted on the Plan the following additional provisions apply:

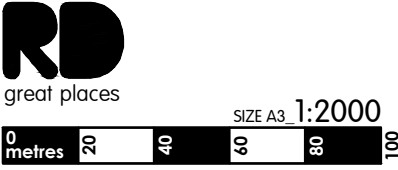
- Driveways may have a nil setback to a side lot boundary.
- Where single storey development is proposed:
 - Garages are to be setback a minimum of 0.5m behind the dwelling alignment in the general location depicted on the plan.
 - Driveway Crossovers: Driveway crossovers shall be shared jointly and consolidated within the Designated Driveway Crossover locations depicted on the plan. Consolidated driveway width shall be a maximum 4.0m where intersecting with the road reserve.
- Where two storey development is proposed:
 - Provisions 6, 7, 8 and 10 above apply.
 - Balcony Projection: For Lot 105 Routeburn Street, a second story balcony is permitted up to the corner truncation boundary, subject to compliance with primary and secondary street setbacks.
 - Garage Width: Double garages are permitted for lots less than 10.5m wide where a second storey is provided with a front balcony projecting at least 1.0m forward of the garage alignment.
- Visual Privacy: No privacy provisions apply from any habitable room between Lots 63 - 66 Routeburn Street.

Acoustic Attenuation:

- 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.



CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 200403
DWG REF: 102272pr-014e
PROJECTION: PCG94



I	MOD PROVISION 6 AND NEW 8b	201029	LI	DP
H	NEW PROVISION 13	200904	LI	LI
G	FINAL WANNEROO MODS	200812	SB	DP
F	WANNEROO MODS	200807	SB	DRAFT
E	LOTS 158,159+139,TEXT & PRECAL	200610	LI	LI
D	UPDATE GRAPHICS, TEXT & PRECAL	200403	SB/LI	LI
C	UPDATE GRAPHICS & TEXT	200401	SB	DRAFT
B	UPDATE GRAPHICS & TEXT	200330	LI	DRAFT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - MYELLA ESTATE
Lots 6, 7 and 8 Drovers Place, Wanneroo
City of Wanneroo

JOB CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
SATDRO	DES	DWG	005	I