

LOCAL DEVELOPMENT PLAN REQUIREMENTS

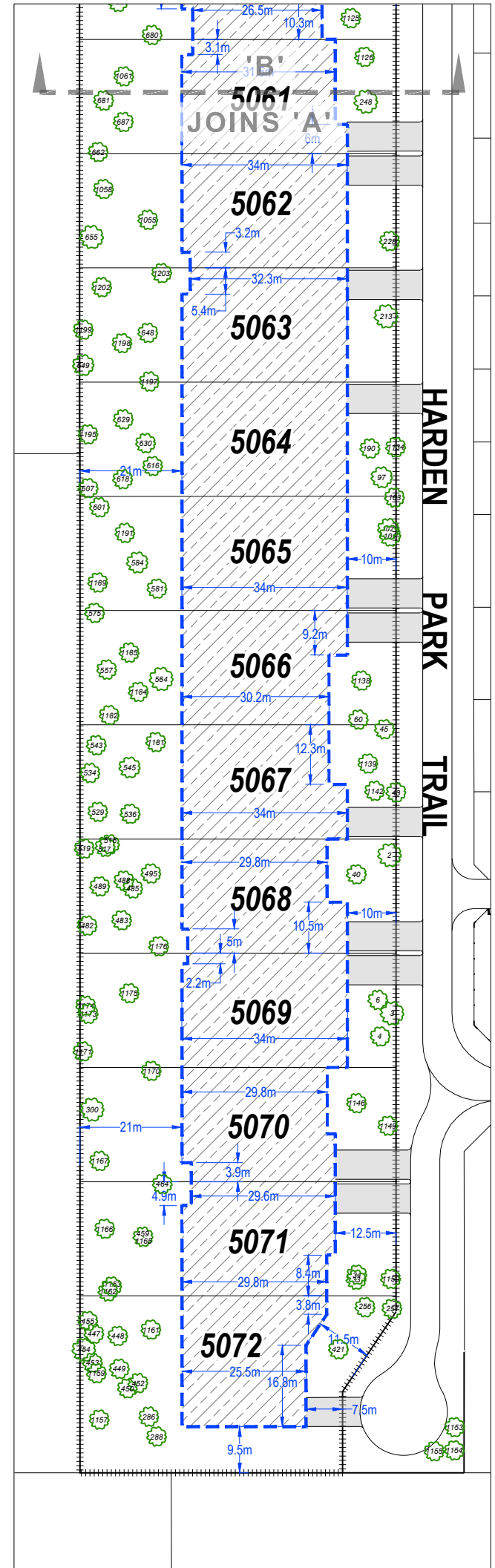
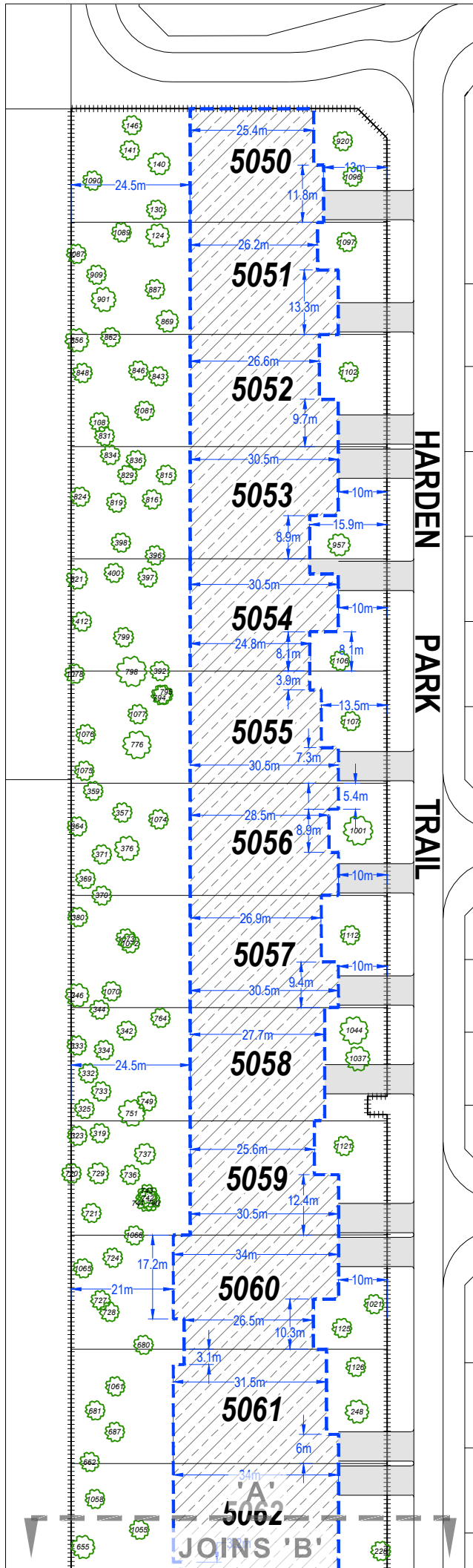
PRELIMINARY

Unless provided for below, the provisions for the City of Wanneroo District Planning Scheme No.2, the Banksia Grove ASP No.21A or the Residential Design Codes apply.

This Local Development Plan (LDP) operates in conjunction with the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply".

GENERAL

- Habitable dwellings must be located within the Building Envelope identified on this LDP.
- An Asset Protection Zone shall be provided as identified on the LDP and in accordance with the provisions of the approved Bushfire Management Plan (10 March 2021) *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and Guidelines for Planning Prone Areas.
- All trees identified on this LDP and within Appendix 1 shall be retained in perpetuity and may only be removed where approved by the City of Wanneroo. Modification to vegetation is only permitted, where required for minimum compliance with the Asset Protection Zone requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and Guidelines for Planning in Bushfire Prone Areas.
- Driveways shall be located where designated on this LDP. Driveways shall have a maximum width of 6m, unless otherwise approved by the City of Wanneroo.
- A maximum 50% of the rear and side Asset Protection Zones (western and southern) are permitted to be developed with non-habitable structures such as outbuildings, patios, pergolas decks and swimming pools. With the exception of swimming pools and retaining walls, these non-habitable structures must be setback a minimum of 6m from the dwelling and comply with AS3959 Construction of Buildings in Bushfire-Prone Areas. Structures must be sensitively located with adequate separation from retained trees to ensure the health of trees is not compromised. Approval from the City of Wanneroo is required.
- A maximum of 50% of the front Asset Protection Zone (eastern) may be developed with non-habitable structures such as driveways, pathways, and letterboxes. Subject to the structure being sensitively located with adequate separation from retained trees to ensure the health of trees is not compromised.



ENDORSEMENT TABLE

Manager Approvals Services, City of Wanneroo Date

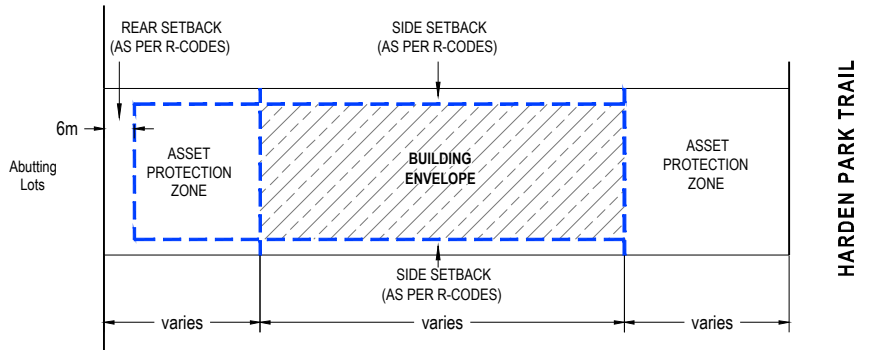
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.



LEGEND

- Residential R10
- Building Envelope
- Retained Trees
- Setback (as per R-Codes)
- 6m Crossover
- Asset Protection Zone
Area to be managed for low bushfire threat

TYPICAL SITE LAYOUT (NTS)



Located on Lot	Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Trunk Diameter (m)	TPZ Radius (m)	Longitude	Latitude	Located on Lot	Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Trunk Diameter (m)	TPZ Radius (m)	Longitude	Latitude	Located on Lot	Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Trunk Diameter (m)	TPZ Radius (m)	Longitude	Latitude
5050	130	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	3	0.1	2	115.7932224	-31.700485	5058	334	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	3	0.08	2	115.7931087	-31.7020442	5066	1138	Allocasuarina fraseriana (WA Oak)	Mature	11	12	0.63	7.56	115.793648	-31.703789
	140	Allocasuarina fraseriana (WA Oak)	Mature	6	4	0.19	2.28	115.7932286	-31.7003999		342	Banksia menziesii (Firewood Banksia)	Semi-Mature	4	3	0.1	2	115.793158	-31.7020083		1182	Allocasuarina fraseriana (WA Oak)	Mature	8	10	0.53	6.36	115.793201	-31.703853
	141	Allocasuarina fraseriana (WA Oak)	Mature	5	4	0.15	2	115.7931648	-31.7003747		344	Banksia menziesii (Firewood Banksia)	Semi-Mature	4	2	0.06	2	115.7930986	-31.701969		1184	Allocasuarina fraseriana (WA Oak)	Mature	8	9	0.52	6.24	115.793164	-31.70381
	146	Banksia menziesii (Firewood Banksia)	Mature	4	3	0.1	2	115.7931699	-31.7003284		733	Allocasuarina fraseriana (WA Oak)	Mature	6	5	0.42	5.04	115.7931025	-31.7021208		1185	Allocasuarina fraseriana (WA Oak)	Mature	7	6	0.53	6.36	115.793144	-31.703737
	920	Eucalyptus marginata (Jarrah)	Semi-Mature	4	3	0.15	2	115.7936274	-31.7003579		749	Banksia attenuata (Coastal Banksia)	Mature	4	4	0.12	2	115.7932015	-31.7021394		43	Banksia attenuata (Coastal Banksia)	Mature	5	6	0.24	2.88	115.7937226	-31.7039964
	1090	Allocasuarina fraseriana (WA Oak)	Mature	7	11	0.5	6	115.793084	-31.700431		751	Banksia menziesii (Firewood Banksia)	Mature	6	7	0.23	2.76	115.7931688	-31.7021609		45	Banksia menziesii (Firewood Banksia)	Mature	5	4	0.22	2.64	115.7936976	-31.7038794
	1096	Eucalyptus marginata (Jarrah)	Mature	10	12	1.5	15	115.793649	-31.700424		764	Banksia attenuata (Coastal Banksia)	Mature	6	6	0.32	3.84	115.7932313	-31.7019846		529	Banksia attenuata (Coastal Banksia)	Mature	7	10	0.5	6	115.7930762	-31.7040325
	124	Banksia attenuata (Coastal Banksia)	Mature	5	5	0.2	2.4	115.7932254	-31.700533		1037	Eucalyptus marginata (Jarrah)	Mature	6	3	0.21	2.52	115.7936593	-31.7020603		534	Banksia attenuata (Coastal Banksia)	Mature	6	5	0.26	3.12	115.7930593	-31.7039603
	869	Allocasuarina fraseriana (WA Oak)	Mature	4	3	0.19	2.28	115.7932462	-31.7006918		1044	Eucalyptus marginata (Jarrah)	Mature	6	4	0.24	2.88	115.7936512	-31.7020208		536	Allocasuarina fraseriana (WA Oak)	Mature	5	4	0.4	4.8	115.7931462	-31.7040361
	887	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	2	0.14	2	115.7932196	-31.7006326		319	Allocasuarina fraseriana (WA Oak)	Juvenile	3	2	0.12	2	115.7930993	-31.7021982		543	Banksia attenuata (Coastal Banksia)	Mature	5	5	0.25	3	115.7930728	-31.7039088
5051	901	Banksia attenuata (Coastal Banksia)	Mature	5	6	0.21	2.52	115.793108	-31.7006517	323	Banksia attenuata (Coastal Banksia)	Juvenile	2	2	0.06	2	115.7930506	-31.7022032	545	Banksia attenuata (Coastal Banksia)	Mature	6	4	0.18	2.16	115.793145	-31.7039502		
	909	Allocasuarina fraseriana (WA Oak)	Semi-Mature	5	4	0.16	2	115.7930925	-31.7006056	720	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	2	0.12	2	115.7930379	-31.702273	1139	Allocasuarina fraseriana (WA Oak)	Mature	9	11	0.61	7.32	115.793662	-31.703943		
	1087	Banksia attenuata (Coastal Banksia)	Mature	6	7	0.4	4.8	115.793049	-31.700567	721	Allocasuarina fraseriana (WA Oak)	Mature	5	2	0.26	3.12	115.7930814	-31.7023465	1142	Banksia attenuata (Coastal Banksia)	Mature	8	6	0.31	3.72	115.793877	-31.703994		
	1089	Allocasuarina fraseriana (WA Oak)	Mature	9	5	0.33	3.96	115.793147	-31.700527	729	Banksia menziesii (Firewood Banksia)	Semi-Mature	5	4	0.18	2.16	115.7930959	-31.702273	1181	Allocasuarina fraseriana (WA Oak)	Mature	8	5	0.48	5.76	115.793202	-31.703903		
	1097	Allocasuarina fraseriana (WA Oak)	Mature	10	10	0.6	7.2	115.793636	-31.700545	736	Allocasuarina fraseriana (WA Oak)	Semi-Mature	5	2	0.12	2	115.7931653	-31.7022755	2	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	3	0.2	2.4	115.7937086	-31.7041129		
	108	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	2	0.07	2	115.793099	-31.7008792	737	Allocasuarina fraseriana (WA Oak)	Semi-Mature	5	2	0.18	2.16	115.7931973	-31.7022368	40	Banksia menziesii (Firewood Banksia)	Mature	5	7	0.24	2.88	115.7936368	-31.7041485		
	831	Banksia attenuata (Coastal Banksia)	Mature	4	5	0.11	2	115.79311	-31.7009049	740	Nyctia floribunda (W.A. Christmas Tree)	Mature	3	1	0.12	2	115.7932095	-31.7023243	482	Banksia attenuata (Coastal Banksia)	Semi-Mature	5	4	0.13	2	115.793053	-31.7042437		
	843	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	2	0.08	2	115.793227	-31.7007939	741	Nyctia floribunda (W.A. Christmas Tree)	Mature	6	2	0.18	2.16	115.7931996	-31.7023238	483	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	3	0.1	2	115.7931279	-31.7042336		
	846	Banksia attenuata (Coastal Banksia)	Mature	4	4	0.25	3	115.7931837	-31.7007834	742	Nyctia floribunda (W.A. Christmas Tree)	Mature	5	2	0.11	2	115.793203	-31.702318	485	Banksia attenuata (Coastal Banksia)	Semi-Mature	6	3	0.12	2	115.793152	-31.7041746		
	848	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	2	0.07	2	115.793062	-31.7007879	743	Nyctia floribunda (W.A. Christmas Tree)	Mature	5	2	0.12	2	115.7932029	-31.7023113	488	Banksia attenuata (Coastal Banksia)	Semi-Mature	4	3	0.11	2	115.7931328	-31.70416		
5052	856	Banksia attenuata (Coastal Banksia)	Mature	6	5	0.2	2.4	115.7930502	-31.7007272	1121	Allocasuarina fraseriana (WA Oak)	Mature	8	10	0.55	6.6	115.793629	-31.702222	489	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	2	0.1	2	115.7930804	-31.7041707		
	862	Allocasuarina fraseriana (WA Oak)	Semi-Mature	3	3	0.15	2	115.7931231	-31.7007215	680	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	3	0.1	2	115.7931942	-31.7025911	495	Allocasuarina fraseriana (WA Oak)	Mature	4	4	0.23	2.76	115.7931914	-31.7041469		
	1081	Allocasuarina fraseriana (WA Oak)	Mature	7	9	0.8	9.6	115.793197	-31.700858	724	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	2	0.15	2	115.7931273	-31.7024294	516	Allocasuarina fraseriana (WA Oak)	Juvenile	2	1	0.06	2	115.7931018	-31.7040927		
	1102	Eucalyptus marginata (Jarrah)	Mature	9	11	0.8	9.6	115.79364	-31.700786	727	Banksia attenuata (Coastal Banksia)	Juvenile	3	1	0.06	2	115.793101	-31.7025081	517	Allocasuarina fraseriana (WA Oak)	Juvenile	2	1	0.05	2	115.7930919	-31.7040972		
	396	Banksia menziesii (Firewood Banksia)	Mature	4	3	0.13	2	115.7932196	-31.7011263	728	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	3	0.12	2	115.7931202	-31.7025298	519	Banksia attenuata (Coastal Banksia)	Semi-Mature	4	3	0.1	2	115.7930469	-31.7041007		
	398	Banksia attenuata (Coastal Banksia)	Mature	6	8	0.27	3.24	115.7931458	-31.7011027	1021	Eucalyptus marginata (Jarrah)	Semi-Mature	4	4	0.18	2.16	115.7936946	-31.7025156	1176	Eucalyptus marginata (Jarrah)	Mature	9	11	0.5	6	115.793208	-31.704282		
	815	Eucalyptus marginata (Jarrah)	Semi-Mature	5	5	0.17	2.04	115.793244	-31.7009769	1065	Allocasuarina fraseriana (WA Oak)	Mature	9	15	1.5	15	115.793063	-31.702449	3	Banksia attenuata (Coastal Banksia)	Semi-Mature	4	4	0.2	2.4	115.793714	-31.7044067		
	816	Banksia attenuata (Coastal Banksia)	Mature	3	4	0.14	2	115.7932132	-31.7010225	1066	Allocasuarina fraseriana (WA Oak)	Mature	8	7	0.5	6	115.793174	-31.702388	4	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	2	0.1	2	115.7936884	-31.7044493		
	819	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	1	0.12	2	115.7931357	-31.7010286	1125	Eucalyptus marginata (Jarrah)	Mature	11	10	0.6	7.2	115.793625	-31.70256	6	Banksia attenuata (Coastal Banksia)	Semi-Mature	3	2	0.09	2	115.7936833	-31.7043814		
	824	Banksia attenuata (Coastal Banksia)	Mature	7	6	0.26	3.12	115.7930572	-31.7010175	248	Banksia menziesii (Firewood Banksia)	Semi-Mature	5	4	0.2	2.4	115.7936576	-31.7027151	5069	1171	Eucalyptus marginata (Jarrah)	Mature	8	7	0.6	7.2	115.793044	-31.704477	
5053	829	Banksia menziesii (Firewood Banksia)	Semi-Mature	3	1	0.05	2	115.7931597	-31.7009767	662	Eucalyptus marginata (Jarrah)	Mature	10	10	1.5	15	115.793077	-31.7028082	1173	Nyctia floribunda (W.A. Christmas Tree)	Mature	8	12	1.5	15	115.793055	-31.704407		
	834	Banksia menziesii (Firewood Banksia)	Juvenile	2	1	0.05	2	115.7931223	-31.7009398	681	Allocasuarina fraseriana (WA Oak)	Semi-Mature	4	1	0.08	2	115.7930992	-31.7027127	1174	Nyctia floribunda (W.A. Christmas Tree)	Mature	5	6	0.33	3.96	115.79305	-31.704392		
	836	Banksia attenuata (Coastal Banksia)	Mature	4	4	0.13	2	115.7931785	-31.7009498	687	Banksia attenuata (Coastal Banksia)	Semi-Mature	4	3	0.11	2	115.7931318	-31.7027526	1175	Allocasuarina fraseriana (WA Oak)	Mature	8	6	0.42	5.04	115.793144	-31.704369		
	957	Allocasuarina fraseriana (WA Oak)	Semi-Mature	5	4	0.19	2.28	115.7936189	-31.7011067	1061	Allocasuarina fraseriana (WA Oak)	Mature	8	11	0.5	6	115.793133	-31.702668	300	Banksia menziesii (Firewood Banksia)	Mature	5	4	0.2	2.4	115.7930637	-31.7045847		
	397	Banksia attenuata (Coastal Banksia)	Mature	5	6	0.26	3.12	115.7932037	-31.7011674	1126	Allocasuarina fraseriana (WA Oak)	Mature	8	6	0.5	6	115.793655	-31.702632	1146	Eucalyptus marginata (Jarrah)	Mature	8	14	1	12	115.793637	-31.704573		
	400	Banksia attenuata (Coastal Banksia)	Mature	4	3	0.14	2	115.7931303	-31.7011589	228	Eucalyptus marginata (Jarrah)	Mature	10	10	0.4	4.8	115.793709	-31.7029736	5070	1149	Allocasuarina fraseriana (WA Oak)	Mature	7	9	0.52	6.24	115.793705	-31.704615	
	412	Banksia attenuata (Coastal Banksia)	Mature	6	6	0.4	4.8	115.7930608	-31.7012492	655	Eucalyptus marginata (Jarrah)	Semi-Mature	6	6	0.2	2.4	115.7930627	-31.702966	1167	Allocasuarina fraseriana (WA Oak)	Mature	9	10	0.9	10.8	115.79308	-31.70468		
	799	Banksia attenuata (Coastal Banksia)	Mature	4	6	0.17	2.04	115.7931512	-31.7012781	1055	Eucalyptus marginata (Jarrah)	Mature	10	8	0.32	3.84	115.793185	-31.702934	1170	Eucalyptus marginata (Jarrah)	Mature	12	13	0.6	7.2	115.793192	-31.704513		
	821	Banksia attenuata (Coastal Banksia)	Mature	5	5	0.18	2.16	115.7930501	-31.7011696	1058	Allocasuarina fraseriana (WA Oak)	Mature	9	5	0.32	3.84	115.793089	-31.702877	33	Banksia attenuata (Coastal Banksia)	Mature	5	4	0.23	2.76	115.793636	-31.7049005		
	1106	Eucalyptus marginata (Jarrah)	Mature	12	10	0.6	7.2	115.793621	-31.701322	213	Banksia attenuata (Coastal Banksia)	Mature	5	4	0.2	2.4	115.7937014	-31.7031132	34	Allocasuarina fraseriana (WA Oak)	Semi-Mature	5	3	0.22	2.64				