

LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

The following standards are deemed to meet the relevant 'deemed-to-comply' requirements of the Residential Design Codes, and do not require consultation with adjoining landowners. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes apply.

DEVELOPMENT STANDARDS

1. Building Envelope

All buildings shall be contained within the building envelope (on the horizontal and vertical plane) shown in **Figure 2** and **Figure 3** except:

- Minor projections such as chimneys and awnings;
- Where a flat roof is provided, the building parapet wall height may be increased by 0.5m above the prescribed maximum wall height in Section 4;
- Floor levels indicated on **Figure 2** and **Figure 3** may vary provided the dwelling does not exceed the applicable building height.

2. Setback Provisions		
	Minimum Setback – Lots 61-66	Minimum Setback – Lots 67-72
Front Setback – Carport	3.0 metres	8.0 metres
Front Setback – Garage	4.5 metres	8.0 metres
Front Setback – Dwelling	6.0 metres	6.5 metres
Rear Setback – Ground Level	6.0 metres	6.0 metres
Rear Setback – Above Ground Level	10.5 metres	8.5 metres

3. Buildings on the boundary

- Buildings are permitted to both side boundaries;
- Buildings on the boundary are limited to the heights prescribed in Section 4 below;
- Otherwise, side boundary setbacks shall be in accordance with the Residential Design Codes.

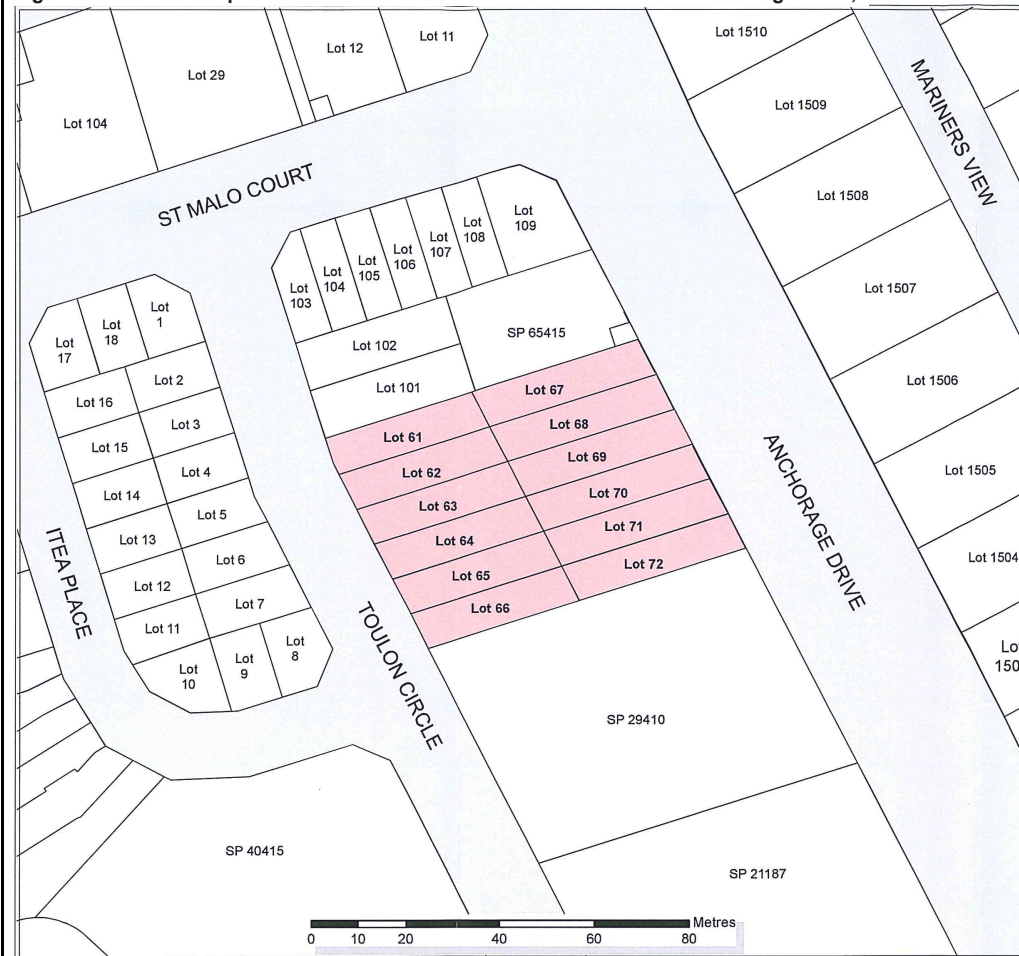
4. Building Heights		
	Lots 61-66 Toulon Circle	Lots 67-72 Anchorage Drive
Maximum wall height (top of the eaves level)	18.75 RL	27.75 RL
Maximum Roof Height	20.20 RL	29.00 RL

5. Garage Floor Levels		
	Lots 61-66 Toulon Circle	Lots 67-72 Anchorage Drive
Garage Level (Approximate)	10.00 RL	17.50 RL

NOTE

Any excavation within 6.0m of the rear boundary may affect the stability of the existing retaining wall. Where excavating and new retaining walls are proposed in close proximity to existing retaining walls then the design and execution of such works is to be checked and approved by a structural engineer to ensure that appropriate safety standards are met and the structural integrity of existing retaining walls is maintained.

Figure 1: Local Development Plan - Lot 61-66 Toulon Circle & Lot 67-72 Anchorage Drive, MINDARIE



LOCAL DEVELOPMENT PLAN NO. 9 MINDARIE KEYS HARBOURSIDE VILLAGE Lot 61-66 Toulon Circle & Lot 67-72 Anchorage Drive, MINDARIE

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

N. devecchis 29 July 2025
A/Manager Approval Services Date

19 October 2030

Local Development Plan Expiry Date



Location Plan

Figure 2 - Horizontal & Vertical Building Envelope Lot 61 - 66 Toulon Circle

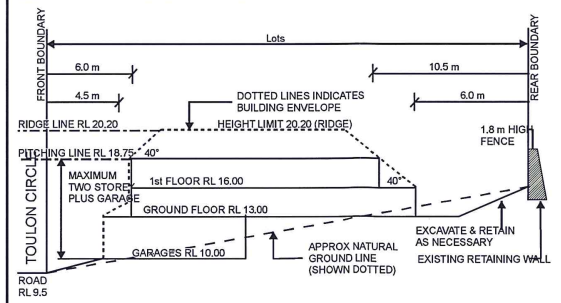


Figure 3 - Horizontal & Vertical Building Envelope Lot 67 - 72 Anchorage Drive

