

LOCAL DEVELOPMENT PLAN REQUIREMENTS

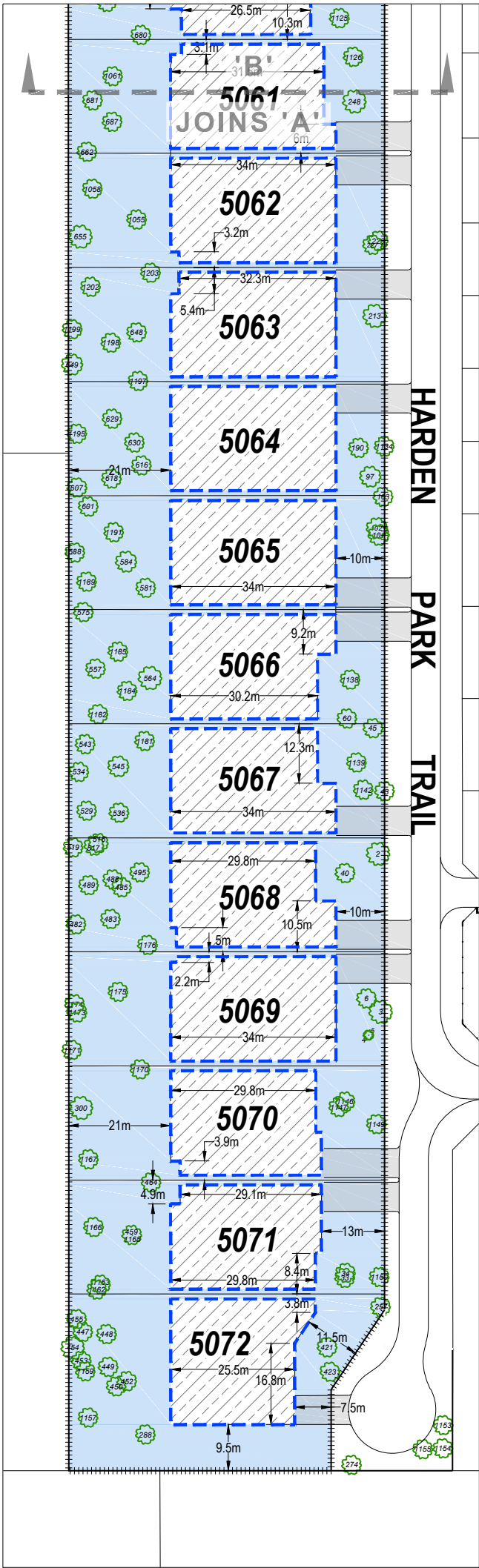
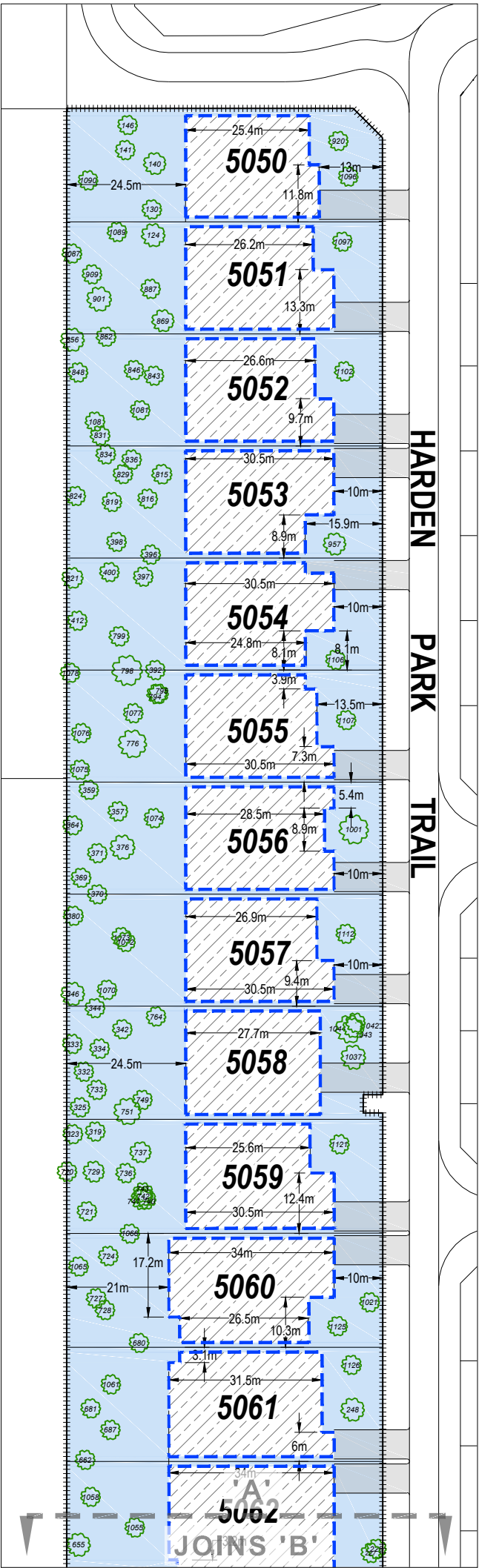
PRELIMINARY

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

- 1. Habitable dwellings must be located within the Building Envelope identified on this LDP.
- 2. 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.
- 3. 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. Management of 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 Prone Areas. Approval from the City of Wanneroo is not required for Asset Protection Zone management works.
- 4. 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.
- 5. 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.
- 6. A maximum of 50% of the front Asset Protection Zone (eastern) may be developed with non-habitable structures such as driveways, pathways, letterboxes and front fences, subject to the structure being sensitively located with adequate separation from retained trees to ensure the health of trees is not compromised.
- 7. A secondary street setback of 1.5m is permitted for lot 5050.








ENDORSEMENT TABLE

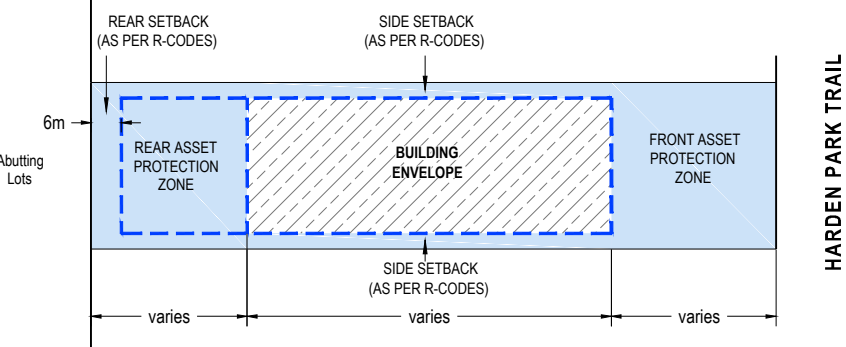
	23 December 2021
Manager Approvals Services, City of Wanneroo	Date
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.	



LEGEND

-  Residential R10
-  Building Envelope
-  Retained Trees
-  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	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	3	3	0.1	2	115.7932224	-31.700485	5058	342	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	4	3	0.1	2	115.793158	-31.7020083	5066	564	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	4	4	0.2	2.4	115.7932137	-31.7037861
	140	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	6	4	0.19	2.28	115.7932286	-31.7003999		344	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	4	2	0.06	2	115.7930986	-31.701969		575	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	4	3	0.16	2	115.7930691	-31.7036634
	141	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	5	4	0.15	2	115.7931648	-31.7003747		733	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	6	5	0.42	5.04	115.7931025	-31.7021208		1138	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	11	12	0.63	7.56	115.793648	-31.703789
	146	<i>Banksia menziesii</i> (Firewood Banksia)	Mature	4	3	0.1	2	115.7931699	-31.7003284		749	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	4	4	0.12	2	115.7932015	-31.7021394		1182	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	8	10	0.53	6.36	115.793201	-31.703853
	920	<i>Eucalyptus marginata</i> (Jarrah)	Semi-Mature	4	3	0.15	2	115.7936274	-31.7003579		751	<i>Banksia menziesii</i> (Firewood Banksia)	Mature	6	7	0.23	2.76	115.7931688	-31.7021609		1184	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	8	9	0.52	6.24	115.793164	-31.70381
	1090	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	7	11	0.5	6	115.793084	-31.700431		764	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	6	0.32	3.84	115.7932313	-31.7019846		1185	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	7	6	0.53	6.36	115.793144	-31.703737
	1096	<i>Eucalyptus marginata</i> (Jarrah)	Mature	10	12	1.5	15	115.793649	-31.700424		1037	<i>Eucalyptus marginata</i> (Jarrah)	Mature	6	3	0.21	2.52	115.7936593	-31.7020603		43	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	5	6	0.24	2.88	115.7937226	-31.7039964
	124	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	5	5	0.2	2.4	115.7932254	-31.700533		1042	<i>Eucalyptus marginata</i> (Jarrah)	Semi-Mature	4	3	0.1	2	115.793664	-31.7019961		45	<i>Banksia menziesii</i> (Firewood Banksia)	Mature	5	4	0.22	2.64	115.7936976	-31.7038794
	869	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	4	3	0.19	2.28	115.7932462	-31.7006918		1043	<i>Eucalyptus marginata</i> (Jarrah)	Semi-Mature	4	2	0.1	2	115.793658	-31.702006		529	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	7	10	0.5	6	115.7930762	-31.7040325
	887	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	4	2	0.14	2	115.7932196	-31.7006326		1044	<i>Eucalyptus marginata</i> (Jarrah)	Mature	6	4	0.24	2.88	115.7936512	-31.702008		534	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	5	0.26	3.12	115.7930593	-31.7039603
5051	901	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	5	6	0.21	2.52	115.793108	-31.7006517	5059	319	<i>Allocasuarina fraseriana</i> (WA Oak)	Juvenile	3	2	0.12	2	115.7930993	-31.7021982	5067	536	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	5	4	0.4	4.8	115.7931462	-31.7040361
	909	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	5	4	0.16	2	115.7930925	-31.7006056		323	<i>Banksia attenuata</i> (Coastal Banksia)	Juvenile	2	2	0.06	2	115.7930506	-31.7022032		543	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	5	5	0.25	3	115.7930728	-31.7039088
	1087	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	7	0.4	4.8	115.793049	-31.700567		720	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	4	2	0.12	2	115.7930379	-31.702273		545	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	4	0.18	2.16	115.793145	-31.7039502
	1089	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	9	5	0.33	3.96	115.793147	-31.700527		721	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	5	2	0.26	3.12	115.7930814	-31.7023465		1139	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	9	11	0.61	7.32	115.793662	-31.703943
	1097	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	10	10	0.6	7.2	115.793636	-31.700545		729	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	5	4	0.18	2.16	115.7930959	-31.702273		1142	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	8	6	0.31	3.72	115.793677	-31.703994
	108	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	3	2	0.07	2	115.793099	-31.7008792		736	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	5	2	0.12	2	115.7931653	-31.7022755		1181	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	8	5	0.48	5.76	115.793202	-31.703903
	831	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	4	5	0.11	2	115.79311	-31.7009049		737	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	5	2	0.18	2.16	115.7931973	-31.7022368		2	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	3	3	0.2	2.4	115.7937086	-31.7041129
	843	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	3	2	0.08	2	115.793227	-31.7007939		740	<i>Nyctia floribunda</i> (W.A. Christmas Tree)	Mature	3	1	0.12	2	115.7932095	-31.7023243		40	<i>Banksia menziesii</i> (Firewood Banksia)	Mature	5	7	0.24	2.88	115.7936368	-31.7041485
	846	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	4	4	0.25	3	115.7931837	-31.7007834		741	<i>Nyctia floribunda</i> (W.A. Christmas Tree)	Mature	6	2	0.18	2.16	115.7931996	-31.7023238		482	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	5	4	0.13	2	115.793053	-31.7042437
	848	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	3	2	0.07	2	115.793062	-31.7007879		742	<i>Nyctia floribunda</i> (W.A. Christmas Tree)	Mature	5	2	0.11	2	115.793203	-31.702318		483	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	3	3	0.1	2	115.7931279	-31.7042336
5052	856	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	5	0.2	2.4	115.7930502	-31.7007272	5060	743	<i>Nyctia floribunda</i> (W.A. Christmas Tree)	Mature	5	2	0.12	2	115.7932029	-31.7023113	5068	485	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	6	3	0.12	2	115.793152	-31.7041746
	862	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	3	3	0.15	2	115.7931231	-31.7007215		1121	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	8	10	0.55	6.6	115.793629	-31.702222		488	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	4	3	0.11	2	115.7931328	-31.70416
	1081	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	7	9	0.8	9.6	115.793197	-31.700858		680	<i>Banksia attenuata</i> (Coastal Banksia)	Semi-Mature	3	3	0.1	2	115.7931942	-31.7025911		489	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	4	2	0.1	2	115.7930804	-31.7041707
	1102	<i>Eucalyptus marginata</i> (Jarrah)	Mature	9	11	0.8	9.6	115.79364	-31.700786		724	<i>Allocasuarina fraseriana</i> (WA Oak)	Semi-Mature	4	2	0.15	2	115.7931273	-31.7024294		495	<i>Allocasuarina fraseriana</i> (WA Oak)	Mature	4	4	0.23	2.76	115.7931914	-31.7041469
	396	<i>Banksia menziesii</i> (Firewood Banksia)	Mature	4	3	0.13	2	115.7932196	-31.7011263		727	<i>Banksia attenuata</i> (Coastal Banksia)	Juvenile	3	1	0.06	2	115.793101	-31.7025081		516	<i>Allocasuarina fraseriana</i> (WA Oak)	Juvenile	2	1	0.06	2	115.7931018	-31.7040927
	398	<i>Banksia attenuata</i> (Coastal Banksia)	Mature	6	8	0.27	3.24	115.7931458	-31.7011027		728	<i>Banksia menziesii</i> (Firewood Banksia)	Semi-Mature	3	3	0.12	2	115.7931202	-31.7025298		517	<i>Allocasuarina fraseriana</i> (WA Oak)	Juvenile	2	1	0.05	2	115.7930919	-31.7040972
	815	<i>Eucalyptus marginata</i> (Jarrah)	Semi-Mature	5	5	0.17	2.04	115.793244	-31.7009769		1020																		