

DRAFT

LEGEND

STAGE 1 BOUNDARY

LOTS SUBJECT TO LDP

DESIGNATED GARAGE LOCATION

QUIET HOUSE DESIGN

- Upper Floor - Package A, Ground Floor - Not Required
- Upper Floor - Package A, Ground Floor - Package A
- Upper Floor - Package B, Ground Floor - Package A
- Upper Floor - Package C, Ground Floor - Package B
- Upper Floor - Package B, Ground Floor - Package C
- Upper Floor - Package C, Ground Floor - Package C
- Upper Floor - Specialist Advice, Ground Floor - Package C

LOCAL DEVELOPMENT PLAN PROVISIONS

The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the District Planning Scheme No.2 (DSP2) and any relevant planning policy under DSP2.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes any other requirements of DSP2. The requirements of the R-MD Codes, the R-Codes and DSP2 shall be satisfied in all other matters.

The LDP provisions apply to those lots identified within the Local Development Plan boundary. The density code for each lot is as per the prevailing R-Codes Plan.

1. DESIGNATED GARAGE LOCATIONS

For lots identified on this LDP, vehicular access to onsite car parking spaces is permitted from the primary street frontage and garages locations may be provided where identified on this LDP.

2. NOISE MITIGATION

As defined in the *Transportation Noise Assessment 294 Pinjar Road, Mariginiup* acoustic report (Ref: 260511578-01) (as amended) prepared by Lloyd George Acoustics, the following Quiet House Design packages apply to the following lots:

a) 'Package A', 'Package B' and 'Package C' – Deemed to Satisfy Construction Standards are required for ground and upper floors as identified on the LDP; said lots affected by road noise pertaining to the proximity to Mornington Drive

ENDORSEMENT TABLE

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

Manager Approval Services: _____ Date: _____
City of Wanneroo

SUBJECT TO FINAL AUTHORITY APPROVAL

LOCAL DEVELOPMENT PLAN No.1 (WAPC 202603)

Stage 1, Olivetto

c/- Ardent Management Company

INFORMATION ONLY

NORTH

Scale: 1:1000 @ A3

0 10 20 30m

PLAN: LENEW-4-001 REVISION:
DATE: 26/08/2026 DRAWN: JP
PROJECTION: PCG 94 PLANNER: KG
DATUM: AHD CHECK: CH

City of Wanneroo