



LOCAL PLANNING POLICY 4.3: WARATAH VILLAGE LANEWAY REQUIREMENTS

1.0 PURPOSE

- 1.1 This policy provides laneway requirements for the establishment of the Waratah Village Laneway.

2.0 APPLICATION OF POLICY

- 2.1 This policy applies to Waratah Village Laneway as shown in Figure 1. Which is located behind the mixed use precinct of Waratah Village.
- 2.2 This policy applies to subdivision application and development applications for Grouped or Multiple Dwellings or Mixed-Use Development.
- 2.3 Where this Policy is inconsistent with the provisions of a specific Local Planning Policy or Local Development Plan that applies to a particular site or area; the provisions of that specific Local Planning Policy, or Local Development Plan prevail.

3.0 OBJECTIVES

- 3.1 To provide for the ceding of land for the creation of the Waratah Village Laneway.
- 3.2 To provide better access throughout the Waratah Village Precinct.
- 3.3 To ensure that vehicle crossover locations do not detract from the safety and visual amenity of the public realm.
- 3.4 To consolidate and conceal vehicle access from Waratah Avenue.

4.0 POLICY MEASURES

4.1 Laneway Requirements

- 4.1.1 Laneways shall be provided where marked on Figure 1.
- 4.1.2 Where laneway widening is identified on a site, the land must be ceded by the landowner free of cost and as a condition of subdivision or development approval granted pursuant to the provisions of Clause 32.3 of Local Planning Scheme No. 3, unless an alternative suitable arrangement is entered into.
- 4.1.3 Where a laneway is required, it shall be constructed and drained to the specifications and satisfaction of the City of Nedlands prior to the creation of new titles (as a result of subdivision) or to occupation of the new development



(as a result of development approval), unless an alternative suitable arrangement is entered into.

- 4.1.4 The proposed laneway shall be ceded free of cost by the relevant property, with no portion being taken from existing adjacent residential properties on Philip Road.
- 4.1.5 Laneways shall have a width of 7m, including a 0.5m infrastructure and landscaping strip either side of the 6m wide carriageway.
- 4.1.6 A 6m by 6m truncation to the laneway is required in accordance with Figure 1.
- 4.1.7 Finished levels of the laneway shall be 150mm less than those of the adjoining property along the entire boundary.
- 4.1.8 Prior to the occupation of development, semi-mature trees (with a minimum height of 2.4m and species and pot size to be specified by the City) will be planted at 3m intervals within the infrastructure and landscaping strips to be maintained by the landowner for a minimum of 2 years from occupation, to the satisfaction of the City .
- 4.1.9 The specifications for the laneway are to be determined and approved by the City.
- 4.1.10 The laneway shall include bollard lighting infrastructure installed within the infrastructure and servicing strip at the cost of the developer to the satisfaction of the City.



4.2 Figure 1 – Laneway Location



Figure 1 - Proposed Laneway





5.0 RELATED LEGISLATION

5.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

5.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- State Planning Policy 7.3 – Residential Design Codes Volume 1
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments
- Local Planning Scheme No. 3

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