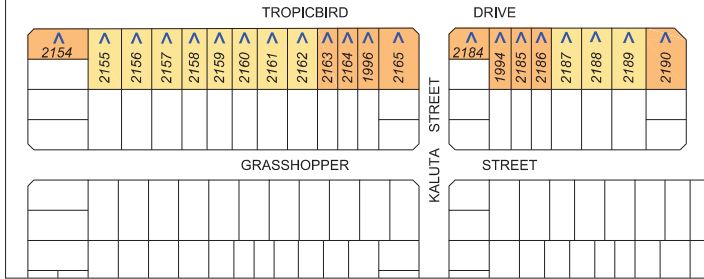


INSERT A



INSERT B



LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove Agreed Local Structure Plan No. 21A or the Residential Design Codes (R-Codes) apply.

This LDP operates in conjunction with the requirements of 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" and neighbour consultation with respect to those items is not required.

PUBLIC OPEN SPACE INTERFACE (POS)

(Lots 4721-4726, 4473 & 4475-4478)

The following provisions are applicable to lots fronting POS:

- Buildings shall be setback a minimum distance of 2 metres from the POS boundary where identified on this LDP.
- Buildings shall be setback a minimum distance of 1m from side boundaries abutting POS where identified on this LDP.
- Dwellings adjoining POS shall have an outdoor living area (exclude Lot 4473) and a minimum of one habitable room with a major opening that has clear view of the POS where identified on this LDP.
- Visually permeable fencing (as defined by the R-Codes) shall be provided along the boundary abutting POS where identified on this LDP.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- All clothes drying and areas shall be screened from the POS.

QUIET HOUSE DESIGN

(Lots 2154-2165, 2184-2190, 2239, 4726, 4470, 2250, 4865, 2252, 4936-4939, 2254 & 4913-4915)

- Quiet House Design requirements are applicable to lots as identified on this LDP. Details of Quiet House Design requirements are included in Attachment 1 of the LDP.
- Modifications to the Quiet House Design requirements may be approved by the City where it can be demonstrated that proposed development will be provided at an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a noise assessment undertaken by a suitably qualified professional.

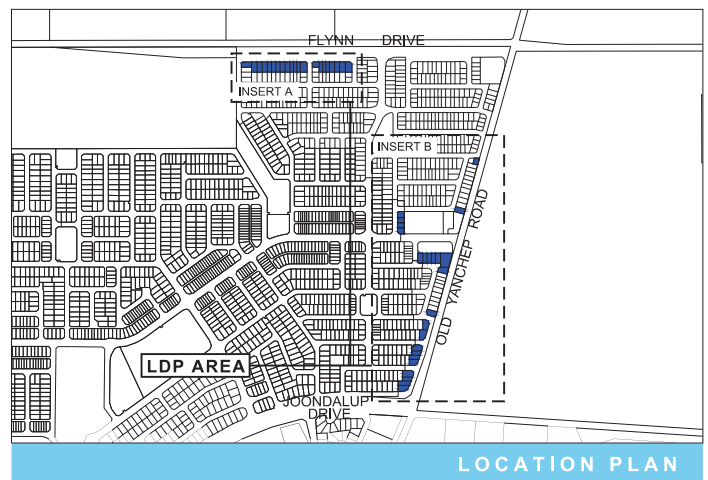
GARAGE WIDTH

(Lots 1994, 1996, 2163, 2164, 2185, 2186, 4467, 4468)

- Garages and supporting structures are permitted to have a maximum width of 60% of the lot frontage, subject to the garage being setback 1m or more behind the building alignment.

ENDORSEMENT TABLE

Clayton 14 January 2022
 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.



LOCATION PLAN

ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED 20 February 2018 and the addendum dated 3 May 2021

For those residence exposed to traffic noise, the deemed to satisfy Quiet House Design requirements are as outlined below.

Quiet House Requirements (Based on Table 3 of State Planning Policy 5.4 2019)						
Exposure Category	Orientation to corridor	Acoustic ratings				Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	
A Quiet House A	Facing	Bedroom and Indoor Living and work areas • R_w+C_{tr} 45 dB	Bedrooms: • R_w+C_{tr} 28 dB Indoor Living and work areas: • R_w+C_{tr} 25 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 28 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 25 dB	• R_w+C_{tr} 35 dB	• Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40 dB into sensitive spaces
	Side-on		Bedrooms: • R_w+C_{tr} 25 dB Indoor Living and work areas: • R_w+C_{tr} 22 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 25 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 22 dB	• At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level	
	Opposite		No specific requirements	No specific requirements		