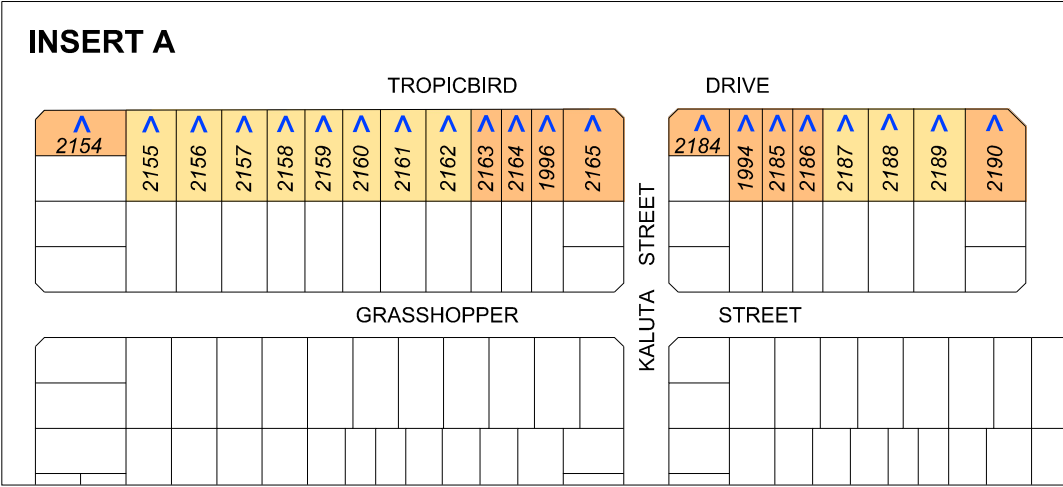


INSERT A



INSERT B



LEGEND

- R30
- R40
- 2m Building Setback
- 1m Building Setback
- Visually Permeable Fencing
- Quiet House Design - Package A
- Outdoor Living Area and Major Opening (Provision 3)
- Designated Garage Location

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 2238,2239, 2250, 2252, 2254, 4558-4561, 4467-4470 4590-4594, 4472, 4473, 4726, 4758-4760, 4818-4820, 4865, 4913-4915, 4936-4939, 2154-2165, 2184-2190, 1994 &1996)


- Quiet House Design principles are applicable to the lots identified on this plan. Details of Quiet House Design requirements (Package A) are included in Attachment 1 and the Herring Storer Acoustic Assessment dated 27 February 2018.
- 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.

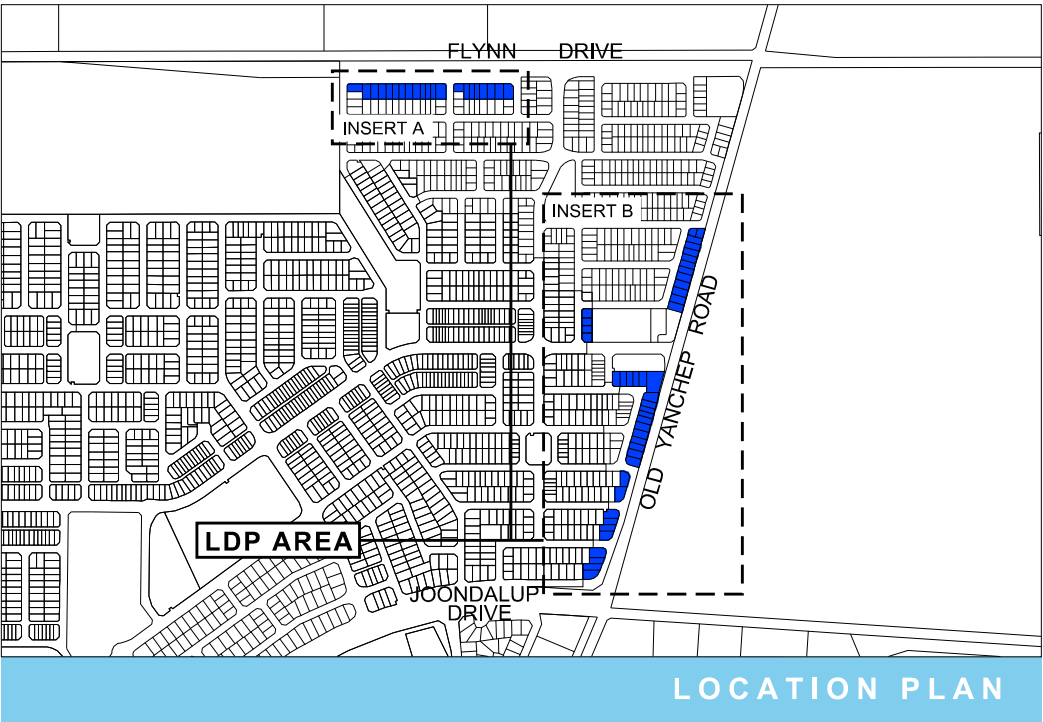
GARAGE WIDTH

(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

 01/07/2021
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.





ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED 27 February 2018

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

Area	Orientation to Road	Package A	Package B
Bedrooms	Facing	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.• No external doors.• No vents to outside walls / eaves.	<ul style="list-style-type: none">• Casement or awning windows with 10.38mm laminated glass.• Enclosed eaves.• No external doors.• No vents to outside walls / eaves.
	Side	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.
	Away from Road	<ul style="list-style-type: none">• No Requirements	<ul style="list-style-type: none">• No Requirements
Living and work areas	Facing	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.• 35mm (min) solid core front door with acoustic seals.• Sliding doors to be fitted with acoustic seals.• No vents to outside wall s/ eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.• 40mm (min) solid core front door with acoustic seals.• Sliding doors to be fitted with acoustic seals.• No vents to outside walls / eaves.
	Side	<ul style="list-style-type: none">• Casement or awning windows with 6mm glass.• Enclosed eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.
	Away from Road	<ul style="list-style-type: none">• No requirements	<ul style="list-style-type: none">• No requirements
<p><u>Note:</u></p> <ol style="list-style-type: none">1. Package C is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing the roadway.2. Alternative constructions are acceptable, provided they are accessed to comply with the internal acoustic criteria as outlined in State Planning Policy 5.4 and a report is submitted by a suitably qualified acoustic consultant.3. Where mechanical ventilation / air conditioning is installed then it shall not compromise the internal compliance for noise levels.			