BANKSIAGROVE

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LOCAL DEVELOPMENT PLAN No.11

LEGEND

- Lots Subject to LDP
- 1m Building Setback
- 2m Building Setback
- Primary Street Frontage
- Secondary Street Frontage
- Single Storey Building Height (provision 1)
- Minimum Two Storey Building Height (provision 2)
- Minimum Two Storey Building Height (provision 3)
- Principal Pedestrian Route
- Vehicle Access Restriction
- Major Opening
- Visually Permeable Fencing

QUIET HOUSE DESIGN

- ^ Quiet House Design - Package A (Ground Floor)
- * Quiet House Design - Notification on Title

LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove District Centre Activity Centre Plan No.65, Local Planning Policy 4.19 Medium Density Housing Standards (R-MD Policy) 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 or R-MD Policy, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

BUILDING HEIGHT/BOUNDARY WALLS (Lots 1922-1939, 1950, 1951, 1953-1987, 5044-5048)

1. Dwellings are to be single storey in height where identified on this LDP.
2. Dwellings are to be a minimum of two storeys in height where identified on this LDP.
3. Dwellings are to be a minimum of two storeys in height where identified on this LDP, unless:
   a. The dwelling is built to both side boundaries at the primary street frontage (excluding lot 1926, 1980, 1982, 1983, 1984, 1987, secondary street boundaries and pedestrian access way boundaries);
   b. Front loaded lots less than 10.5m provide a single or tandem garage;
   c. The major opening to a habitable room facing the primary street is provided with a minimum area of 2m²; and
   d. The floor to ceiling height at the front elevation is provided at a minimum of 30c;
   In which case they maybe single storey.
4. Two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and maximum length of 13m on all lots that are mandated for a minimum two storey height as identified on the LDP.
5. In addition to clause 3 above, where ancillary accommodation is proposed (in accordance with clause 20 & 21 of this LDP) directly above a garage abutting a laneway, two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and a maximum length of 6m.

QUIET HOUSE DESIGN (Lots 1920-1923, 5045-5048)

6. Quiet House Design principles are applicable to the lots identified on this plan. Details of Quiet House Design requirements are included in Attachment 1.
7. 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.
8. Where mechanical ventilation / air conditioning is installed, it shall not compromise the internal compliance for noise levels.

PRINCIPLE PEDESTRIAN ROUTE (PPR) AND PEDESTRIAN ACCESS WAY (PAW) INTERFACE
(Lots 1900, 1901, 1908, 1909, 1939, 1940, 1947, 1952, 1953, 1966, 1967, 1973-1979, 1983, 1984, 1988)

The following provisions are applicable to lots abutting a PPR or a PAW:

9. Boundary walls are not permitted abutting a PAW or PPR.
10. All buildings shall be setback a minimum distance of 1 metre from a PAW.
11. Dwellings shall include a minimum of one major opening as defined by the R-Codes, per boundary in the location shown on this plan or an alternative upper floor location where two storey development is proposed.
12. Fencing shall be visually permeable, as defined by the R-Codes, above 1.2m from natural ground level in the locations identified of this LDP (1/3 of the length of the lot boundary).
13. All clothes drying and storage areas (including sheds) shall be screened from a PAW or Principle Pedestrian Route.

PUBLIC OPEN SPACE INTERFACE (POS) (Lots 1960-1973)

The following provisions are applicable to lots fronting POS:

14. Buildings shall be setback a minimum distance of 2 metres from the POS boundary.
15. All dwellings shall have an outdoor living area and a minimum of one habitable room with a major opening that has clear view of the adjoining POS.
16. Visually permeable fencing (as defined by the R-Codes) shall be provided along the boundary abutting the POS.
17. 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.
18. All clothes drying and storage areas (including sheds) shall be screened from the POS.

GROUPED SITES (Lots 1973)

19. All development shall have a continuous building façade addressing the PPR and must incorporate all of the building frontage with a setback of 2m, with the exception of:
   - Areas along the building frontage providing pedestrian access; or
   - Instances where lot constructions (i.e. retaining walls, stairs) or lot services that prevent the required setback from being achieved.

ANCILLARY ACCOMMODATION

20. Ancillary accommodation is permitted on lots less than 450m² where abutting a laneway.
21. Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.

ENDORSEMENT TABLE

23 September 2020

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.

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ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED NOVEMBER 2019

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	• Casement or awning windows with 6.38mm laminated glass. • Enclosed eaves. • No external doors. • No vents to outside walls / eaves.	• Casement or awning windows with 10.38mm laminated glass. • Enclosed eaves. • No external doors. • No vents to outside walls / eaves.
	Side	• Casement or awning windows with 6.38mm laminated glass. • Enclosed eaves.	• Casement or awning windows with 6.38mm laminated glass. • Enclosed eaves.
	Away from Road	• No Requirements	• No Requirements
Living and work areas	Facing	• 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.	• 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	• Casement or awning windows with 6mm glass. • Enclosed eaves.	• Casement or awning windows with 6.38mm laminated glass. • Enclosed eaves.
	Away from Road	• No requirements	• No requirements

Note:

1. Package C is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing the roadway.
2. Alterrnative 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.

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