

R CODE VARIATIONS

1. GENERAL PROVISIONS

The provisions of this Local Development Plan (LDP) constitute Residential Design Codes (R-Codes) "Deemed to Comply" Provisions. Where there is conflict between the provisions of the R-Codes and this LDP, the provisions of the LDP shall prevail.

The provisions of the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) also apply to the LDP. Where there is a conflict between the development provisions of the R-MD and this LDP, the provisions of the LDP shall prevail.

The City of Wanneroo will generally not support further variations to the provisions outlined within this LDP in conjunction with the R-MD standards.

2. BUILDING FORM AND VISUAL SECURITY

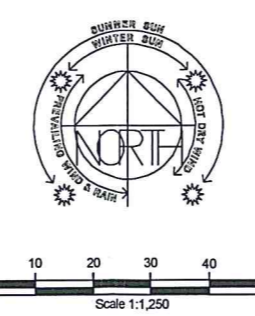
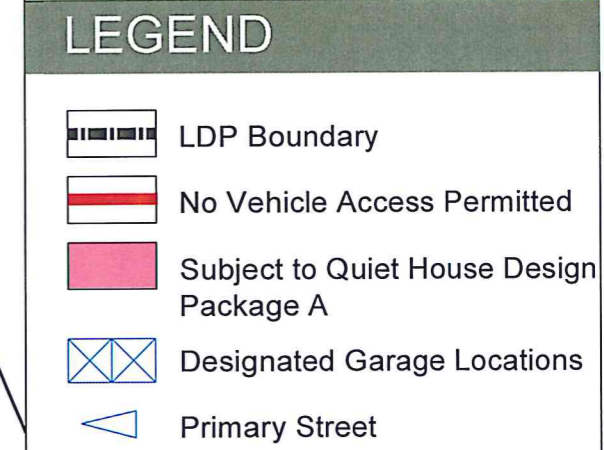
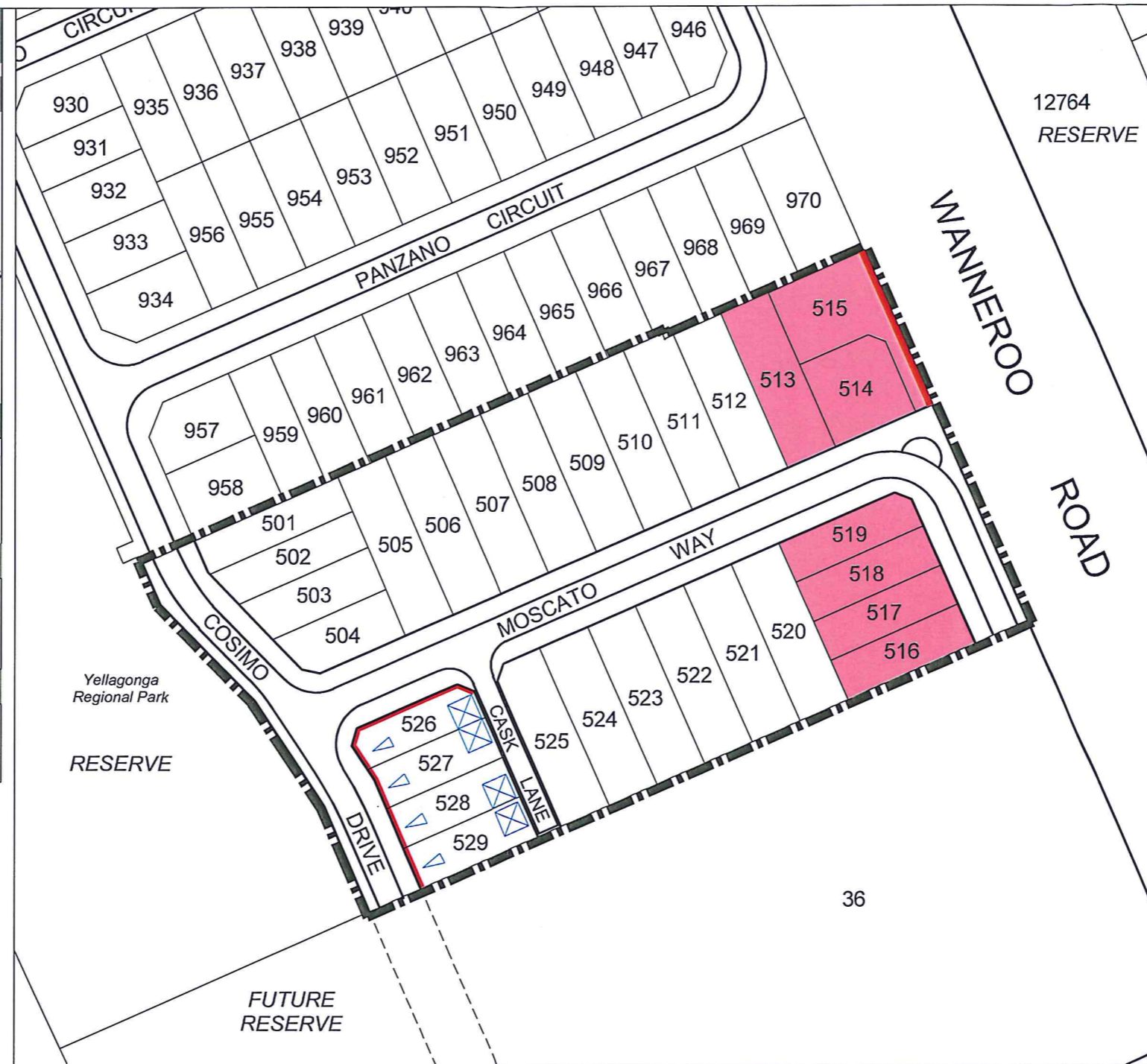
Dwellings built on Lots 526-529 shall have a minimum of one major opening facing the primary street to enable adequate visual surveillance over the public open space. The primary street for Lots 526 -529 is Cosimo Drive.

3. BUILDING SETBACKS

For dwellings built on Lots 526-529, the street setback to Cosimo Drive shall be minimum of 2.0m and no average street setback shall apply.

4. QUIET HOUSE DESIGN

Dwellings built on Lots 513-519 shall comply with the attached Quiet House Design Package A standards.



This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2.

Manager, Approval Services,
City of Wanneroo

Date: 6/8/19

**QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE
AS NOTED ON THE LDP**

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

AREA TYPE	ORIENTATION	PACKAGE A
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves No external doors No vents to outside walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements
Living and Work Areas	Facing Road	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 walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6mm glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements

AREA TYPE	ORIENTATION	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 10.38mm laminated glass Enclosed eaves No external doors No vents to outside walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 10.38mm laminated glass Enclosed eaves No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals 40mm (min) solid core front door with acoustic seals Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements

Notes :

1. Alternative constructions are acceptable, provided they are assessed 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.