

GENERAL PROVISIONS

The following standards are deemed to satisfy the relevant design principles of the R-codes and do not require consultation with the adjoining landowners. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the R-codes shall apply. All lots identified in this Local Development Plan are coded R20.

QUIET HOUSE DESIGN REQUIREMENTS

Lots 265, 269, 246 to 249, and Lots 323 to 327 are subject to the Quiet House Design Requirements described in Attachment 1. All plans and supporting documents accompanying any building permit application for these lots must demonstrate compliance with the requirements of Attachment 1.

- Dwellings on Lots 265 and 269 require the construction to include all of the features described in "Package A"
- Dwellings on Lots 246 to 249 require the construction to include all of the features described in "Package B+"
- Dwellings on Lots 323 and 327 require the construction to include all of the features described in "Package B"

PRIVATE OPEN SPACE

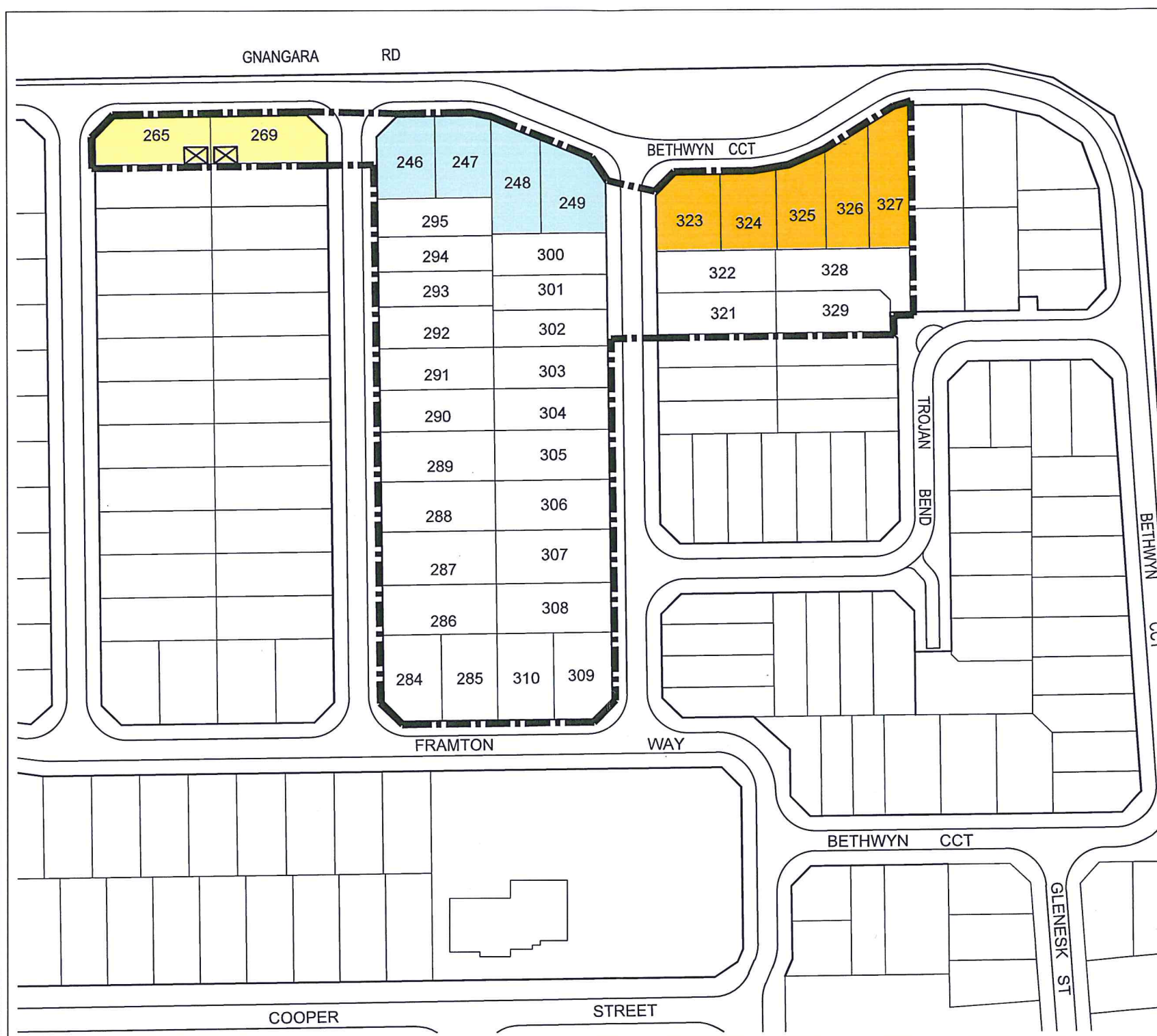
The minimum open space requirement for lots designated R20 may be reduced from that specified in the R-Codes to a minimum of 45% provided the outdoor living area meets the following criteria:

- Minimum of 30m².
- Located at the northern or eastern-most boundary.

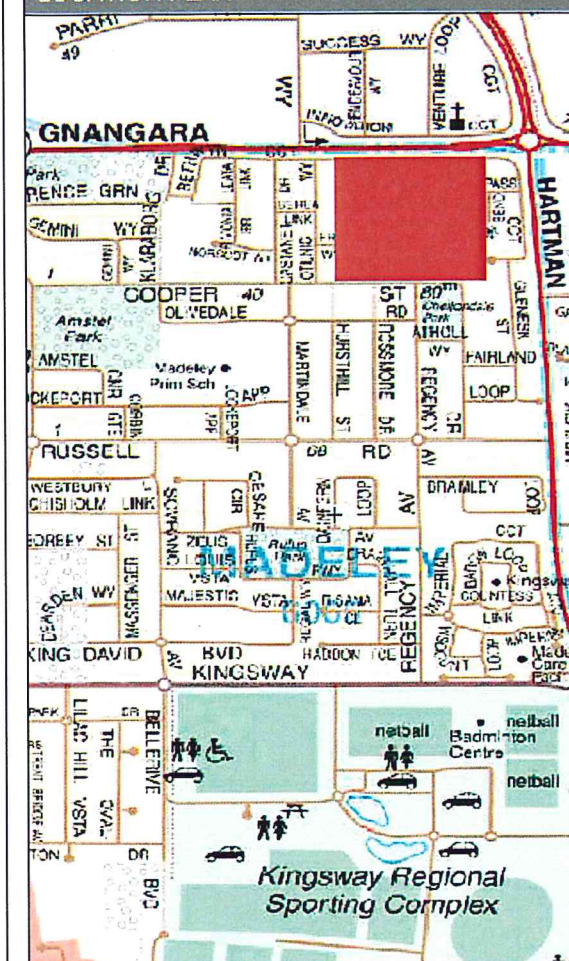
STREET SETBACKS

	Minimum	Average
Dwelling - Primary Street	4.0m	N/A
Secondary Street	1.0m	N/A

Corner lots may have garages fronting the primary street.



LOCATION PLAN



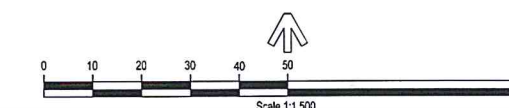
LEGEND

- LDP Boundary
- Preferred Location of Outdoor Living Area
- Lots Requiring Quiet House Design**
- Package A
- Package B
- Package B+

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, Planning Implementation,
City of Wanneroo

Date: 5/1/16



ATTACHMENT 1

QUIET HOUSE DESIGN PACKAGES FOR LOTS ADJACENT TO GNANGARA ROAD

AREA TYPE	ORIENTATION	PACKAGE A	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Hinged doors only, fitted with acoustic seals No vents to outside walls/eaves	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No external doors No vents to outside walls/eaves
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves
	Away from Road	No Requirements	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board 35mm (min) solid core external doors with acoustic seals Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles No vents to outside walls/eaves	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles Front door to be 40mm solid core with acoustic seals
	Side-on to Road	Casement or awning windows with 6mm glass Eaves enclosed with 6mm compressed fibre cement board	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board
	Away from Road	No Requirements	No Requirements
Other indoor areas	Any orientation	No Requirement	No Requirements

Note : Package B+ is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing Gnangara Road..