

# LDP 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.

## 1. PRIVATE OPEN SPACE

The minimum open space requirement for lots designated R30 may be reduced from that specified in the R-Codes to a minimum of 35% provided the following criteria are achieved:

- a. Outdoor living areas shall be a minimum 24.0 m<sup>2</sup>.
- b. Minimum 4.0m in dimension.
- c. Located at the northern-most or eastern-most boundary

## 2. STREET SETBACKS

	Minimum	Average	Maximum
Dwelling - Primary Street	3.0m	N/A	N/A
Secondary Street	1.0m	N/A	N/A
Carport - Primary Street (R30 Lots)	4.0m	N/A	N/A
Carport - Primary Street (R40 Lots) *	2.0m	N/A	4.0m
Garage - Primary Street (R30 Lots)	4.0m	N/A </td <td>N/A</td>	N/A

\*R40 lots are subject to the following criteria:

- a. Carport should not exceed 5.8m width.
- b. Clear and unobstructed surveillance of the entire street frontage is provided; and
- c. A porch/veranda is provided and shall be setback no greater than 6.0m from the primary street boundary.

Carports shall not be enclosed on more than two (2) sides, and shall not have any non-visually permeable door as defined under the R-Codes.

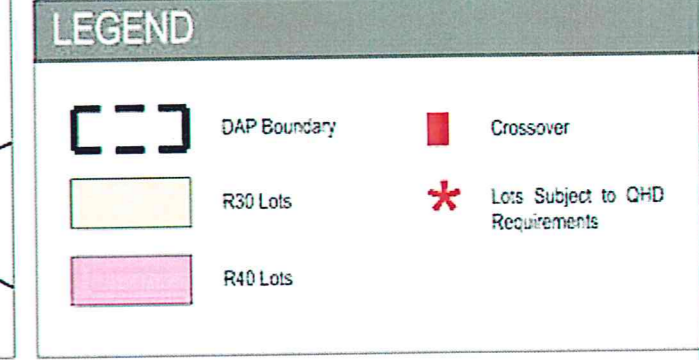
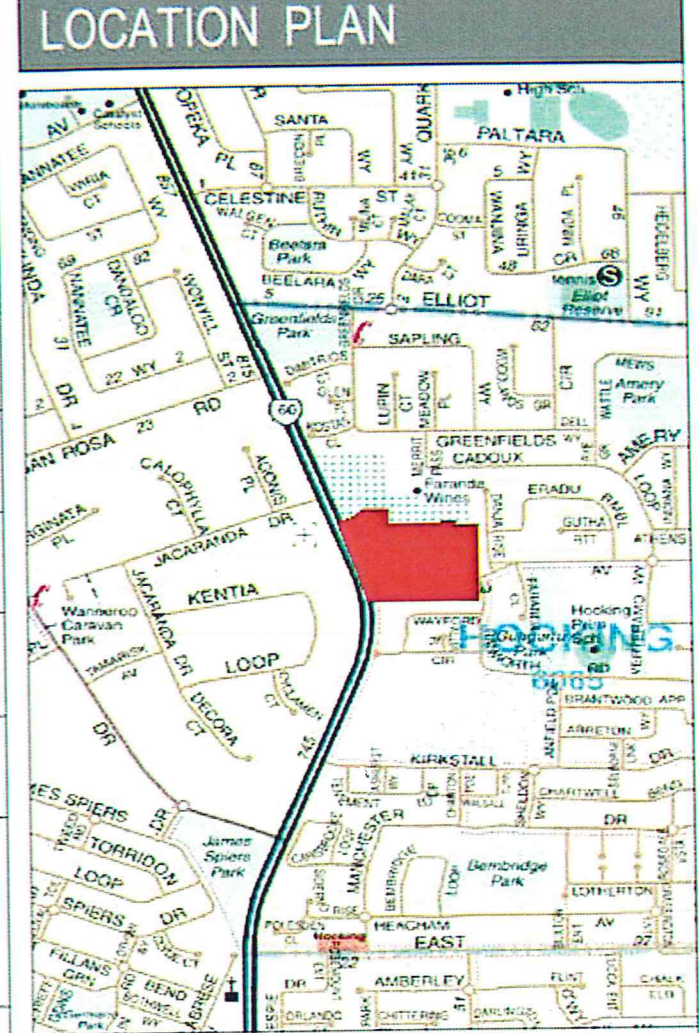
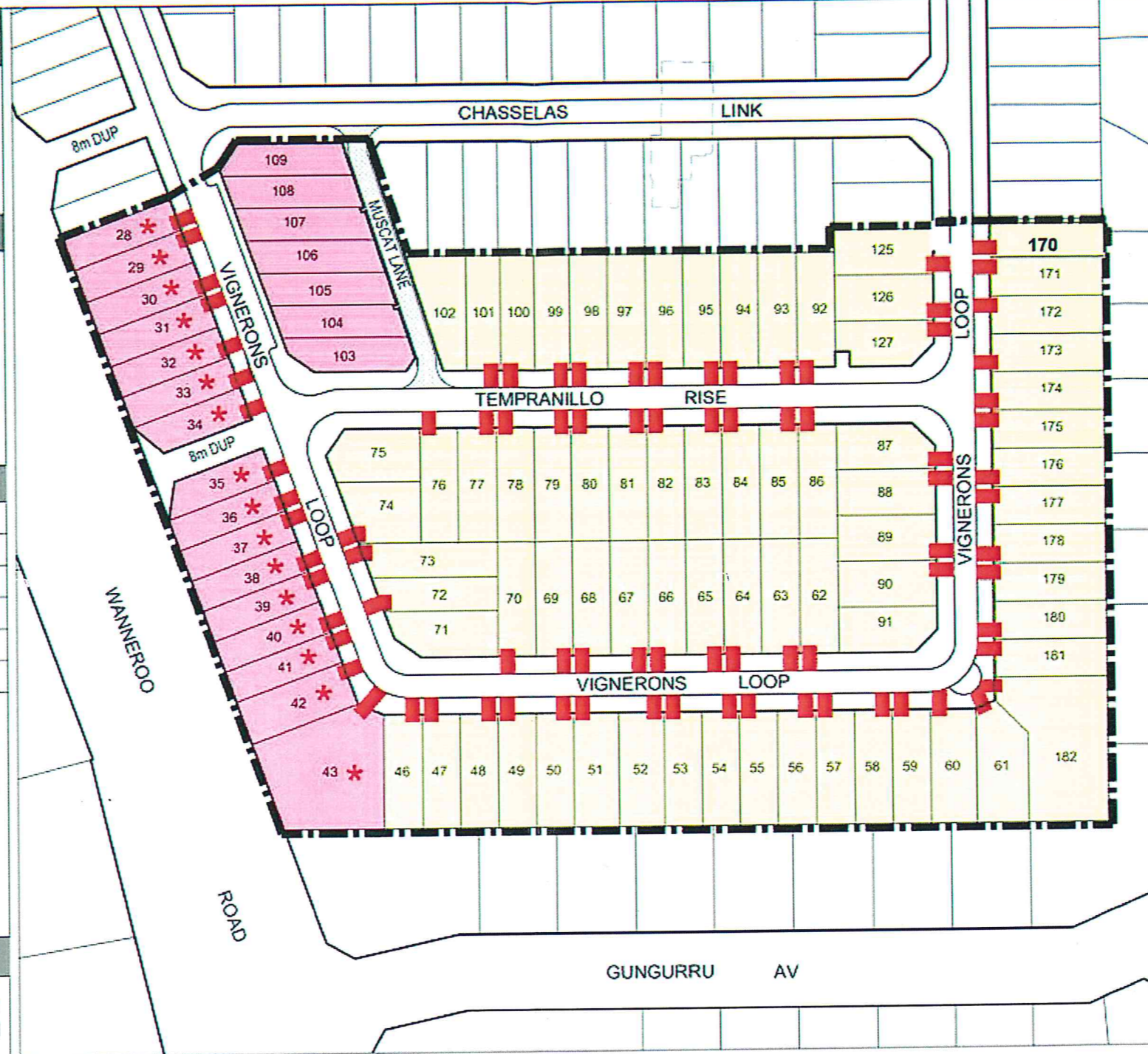
## 3. SIDE SETBACKS

Nil setback allowed to both side boundaries on the same lot, subject to one wall being a maximum two-thirds of the boundary length and the other boundary wall being a maximum of 6.0m.

1 metre minimum setback permitted including walls with major openings with no limitation in length.

## 4. QUIET HOUSE DESIGN REQUIREMENTS

Dwellings on Lots 28 to 43 are subject to State Planning Policy 5.4 Noise Mitigation Measures for Quiet House Design. The ground floor of dwellings require the construction to include all of the features described in "Package A". Any upper floor of dwellings require the construction to include all of the feature described in "Package B+", included in "Attachment 1".



The 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: 17/6/16

# LOCAL DEVELOPMENT PLAN NO. 6 - EAST WANNEROO CELL 4 FARANDA ESTATE HOCKING STAGE 2

03.05.2016  
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# ATTACHMENT 1

## QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE ADJACENT TO WANNEROO 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 2m<sup>2</sup>) for bedroom windows facing Wanneroo Road.