



LEGEND	
	LOTS SUBJECT TO LOCAL DEVELOPMENT PLAN
	RETAINING WALLS
	DESIGNATED GARAGE LOTATION
	QHD PACKAGE A
	QHD PACKAGE B
	QHD PACKAGE C
	BUSHFIRE ATTACK LEVEL 12.5

**ENDORSEMENT TABLE**

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: 1/8/2019

LDP PROVISIONS	
The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 154113.	
All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo <i>District Planning Scheme No.2, State Planning Policy 3.1 – Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD Codes)</i> are to be satisfied.	
Consultation with the adjoining or other landowners to achieve a variation to the R-Codes or R-MD Codes, as provided by this LDP, is not required.	
The following LDP standards represent variations to the R-Codes and constitutes 'Deemed to Comply' requirements pursuant to the R-Codes:	
<b>1. GENERAL PROVISIONS</b>	
a) R-Code	R40
<b>2. BUILDING SETBACKS</b>	
<b>Other Setbacks</b>	<b>Minimum</b>
a) Garage Setbacks	<ul style="list-style-type: none"> <li>i) For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:               <ul style="list-style-type: none"> <li>• garage setback a minimum of 0.5m behind the building alignment;</li> <li>• a major opening to a habitable room directly facing the primary street;</li> <li>• an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>• no vehicular crossover wider than 4.5m where it meets the street.</li> </ul> </li> <li>ii) Lots with a frontage less than 10.5m or not compliant with provision i) above require single or tandem garaging.</li> <li>iii) Notwithstanding provision ii) above:               <ul style="list-style-type: none"> <li>a. A double garage is permitted for Lot 922 where a minimum garage setback of 4.5m is provided.</li> <li>b. A double garage is permitted to Lots 914 &amp; 915 where two-storey or higher development is proposed.</li> </ul> </li> </ul>
<b>3. VEHICULAR ACCESS AND GARAGES</b>	
a) Designated garage locations apply to some lots as identified on the LDP, referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls. All other garage/carport locations will be subject to the location of infrastructure services.	
<b>4. NOISE MANAGEMENT</b>	
a) As defined in the Acoustic Assessment (November 2016) prepared by Herring Storer Acoustics, the following Quiet House Design packages apply: <ul style="list-style-type: none"> <li>i) Package A to both floors of LDP Lots 925 &amp; 926</li> <li>ii) Package B to both floors of LDP Lot 917</li> <li>iii) Package C to ground and first floors of LDP Lot 918 and 921</li> </ul>	
<b>5. BUSHFIRE MANAGEMENT</b>	
a) All lots with a Bushfire Attack Level rating, as identified on the LDP plan, must comply with the requirements of the Bushfire Hazard Level Compliance Report (October 2016), prepared by Strategen, which may be incorporated as part of the building permit application.	

**LOCAL DEVELOPMENT PLAN No. 12**

Amberton (Stages 21A and 22B)



Scale: 1:1000@A3 Date: 04/07/2019 Plan: OSAEG-4-030c

