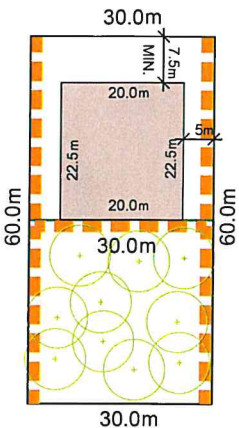


LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- BUILDING ENVELOPE
- LOT SUBJECT TO QUIET HOUSE DESIGN REQUIREMENTS
- 2m FIREBREAK
- TREES TO BE PLANTED BY SUBDIVIDER AND RETAINED BY LANDOWNER / OCCUPIER.

TYPICAL LOT LAYOUT



PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision WAPC 155259.

- BUILDING ENVELOPE**
All dwellings and garages/carports shall be constructed within the nominated building envelopes as depicted on the plan.
- Minor additions to Single Houses* are permitted outside the building envelope within the rear setback provided such structures do not impact on the 'trees to be planted'. These structures shall be subject to the 'rear' setback requirements indicated in Table 1 of the Residential Design Codes.
- *Minor additions to Single Houses include; pergolas, one small outbuilding and swimming pools.
- One small outbuilding is permitted within the 30m rear setback area as shown on the LDP where it cannot be accommodated within the building envelope and will not impact on any native trees already planted within the 30m rear setback area.
- LARGE OR MULTIPLE OUTBUILDINGS**
One large or multiple outbuildings may be considered within the 30m rear setback area as shown on the LDP through a development application where it cannot be accommodated within the building envelope, subject to:
 - A plan detailing the location of the native trees to be planted must be submitted with the development application to demonstrate the location of outbuilding will not impact on the growth and maturation of the trees to be planted or
- Where the native trees have already been planted, a plan showing the location and separation of those trees from the proposed outbuilding shall be submitted demonstrating that the outbuilding will not impact on the health of those trees.
- In considering any development application for a large or multiple outbuilding, Council will have regard to the underlying density, the Service Industrial land to the rear of the site, the impact of the proposed structure on neighbouring properties and its visibility from the adjoining street, and any other relevant planning matters.
- BAL RATING**
Lots 1832 and 1833 BAL LOW
Lots 1834 and 1835 BAL 12.5
Lot 1836 BAL 29
- QUIET HOUSE DESIGN REQUIREMENTS ***
Façade protection (quiet house design measures) are not required for any dwellings at the ground level. Quiet House Design measures (Package A) are required at upper floors for Lot 1836 as defined in the Lloyd George Acoustic report dated 21 April 2017. Details of the Quiet House Design requirements are included in Attachment 1.

R-CODE VARIATIONS

R-CODES VARIATIONS
The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

R-Coding		R10	
Building Setbacks		Minimum	Maximum
Building Envelope Setbacks		7.5m	10.0m
Secondary Street		5.0m	
Side Lot 1836		5.0m	
		3.0m western boundary	
		12.0m eastern boundary	
Rear Setback		30.0m	



ENDORSEMENT

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

[Signature]
Manager Approval Services
City of Wanneroo
29/7/2021
Date