



## LEGEND

	Lots subject to LDP		Major opening		Quiet house design - Package A (ground floor)
	1.0m building setback		Visually permeable fencing		Quiet house design - notification on Title
	2.0m building setback		Lots subject to two storey provisions		
	Primary street frontage		Principal pedestrian route		
	Secondary street frontage		Vehicle access restriction		

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

*N. Devecchis*  
Manager Approval Services

11 September 2025  
Date

17 April 2028  
Local Development Plan Expiry Date

## LOCAL DEVELOPMENT PLAN PROVISIONS

### 1.0 PRELIMINARY

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2, the Banksia Grove Agreed Local Structure Plan No. 21A, the Banksia Grove District Centre Precinct Structure Plan No. 65, the R-MD standards in Local Planning Policy 4.19: Medium-Density Housing Standards (LPP 4.19) and the Residential Design Codes (R-Codes) apply.

This local development plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying "deemed-to-comply" requirements. Where this LDP varies any requirements of the R-Codes or LPP 4.19, compliance shall be deemed to constitute "deemed-to-comply" and neighbour consultation with respect to those items is not required.

Notwithstanding the above, the following relates to the R-MD standards relative to this LDP:

- R-MD standards do not apply for Lots 1900-1901, 1908-1909 & 1920; and
- As at 10 April 2026, the City's LPP 4.19 will no longer apply to lots coded R60 and the R-Codes will prevail unless otherwise approved by the City of Wanneroo.

### 2.0 DEVELOPMENT STANDARDS

#### 2.1 Building Height and Boundary Walls (Lots 1922-1939, 1950-1951 and 1953-1991)

- Dwellings are to be a minimum of two storeys in height where identified on this LDP. For Lots 1926-1939, 1950-1951, 1953-1959, 1970-1972, 1974-1984 & 1987-1991, single storey dwellings may instead be developed if:
  - The dwelling is built to both side boundaries at the primary street frontage (excluding for Lots 1926, 1982, 1983, 1984, secondary street boundaries and pedestrian access way boundaries);
  - Front loaded lots less than 10.5m provide a single or tandem garage;
  - The major opening to a habitable room facing the primary street is provided with a minimum area of 2m<sup>2</sup>; and
  - The floor to ceiling height at the front elevation is provided at a minimum of 30c.
- Two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and maximum length of 13m on all lots that are mandated for a minimum two storey height as identified on this LDP.
- In addition to Provision 2.1(b) above, where ancillary accommodation is proposed directly above a garage abutting a laneway, two-storey boundary walls are permitted to both side boundaries to a maximum height of 6.5m and a maximum length of 6.0m.

#### 2.2 Principle Pedestrian Route (PPR) and Pedestrian Accessway (PAW) Interface (Lots 1900, 1901, 1908-1909, 1939-1940, 1947, 1952-1953, 1966-1967, 1973-1979, 1983-1984 & 1988)

The following provisions are applicable to lots abutting a PPR or a PAW:

- Boundary walls are not permitted abutting a PPR or PAW.
- All buildings are to be setback a minimum distance of 1.0m from a PAW.

- Dwellings are to include a minimum of one major opening as defined by the R-Codes, per boundary in the location shown on this plan or an alternative upper floor location where two storey development is proposed.
- Fencing is to be visually permeable, as defined by the R-Codes, above 1.2m from natural ground level in the locations identified of this LDP (1/3 of the length of the lot boundary).
- All clothes drying and storage areas (including sheds) are to be screened from a PPR or PAW.

#### 2.3 Public Open Space Interface (POS) (Lots 1960-1973)

The following provisions are applicable to lots fronting POS:

- Buildings are to be setback a minimum distance of 2.0m from the POS boundary.
- All dwellings are to have an outdoor living area and a minimum of one habitable room with a major opening that has clear view of the adjoining POS.
- Visually permeable fencing (as defined by the R-Codes) is to be provided along the boundary abutting the POS.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- All clothes drying and storage areas (including sheds) are to be screened from the POS.

#### 2.4 Grouped Housing Site (Lot 1973)

- All development shall have a continuous building façade addressing the PPR and must incorporate all of the building frontage with a setback of 2.0m, with the exception of:
  - Areas along the building frontage providing pedestrian access; or
  - Instances where lot constructions (i.e. retaining walls, stairs) or lot services that prevent the required setback from being achieved.

#### 2.5 Quiet House Design (Lots 1920-1923)

- Quiet House Design principles are applicable to the lots identified on this plan. Details of Quiet House Design requirements are included in Attachment 1.
- Modifications to the Quiet House Design requirements may be approved by the City where it can be demonstrated that proposed development will be provided at an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a noise assessment undertaken by a suitably qualified professional.
- Any mechanical ventilation / air conditioning installed is not to compromise the internal compliance for noise levels.



## ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

### PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED NOVEMBER 2019

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

Area	Orientation to Road	Package A	Package B
Bedrooms	Facing	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li><li>• No external doors.</li><li>• No vents to outside walls / eaves.</li></ul>	<ul style="list-style-type: none"><li>• Casement or awning windows with 10.38mm laminated glass.</li><li>• Enclosed eaves.</li><li>• No external doors.</li><li>• No vents to outside walls / eaves.</li></ul>
	Side	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li></ul>	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li></ul>
	Away from Road	<ul style="list-style-type: none"><li>• No Requirements</li></ul>	<ul style="list-style-type: none"><li>• No Requirements</li></ul>
Living and work areas	Facing	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li><li>• 35mm (min) solid core front door with acoustic seals.</li><li>• Sliding doors to be fitted with acoustic seals.</li><li>• No vents to outside wall s/ eaves.</li></ul>	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li><li>• 40mm (min) solid core front door with acoustic seals.</li><li>• Sliding doors to be fitted with acoustic seals.</li><li>• No vents to outside walls / eaves.</li></ul>
	Side	<ul style="list-style-type: none"><li>• Casement or awning windows with 6mm glass.</li><li>• Enclosed eaves.</li></ul>	<ul style="list-style-type: none"><li>• Casement or awning windows with 6.38mm laminated glass.</li><li>• Enclosed eaves.</li></ul>
	Away from Road	<ul style="list-style-type: none"><li>• No requirements</li></ul>	<ul style="list-style-type: none"><li>• No requirements</li></ul>

Note:

1. Package C is as for Package B but with reduced window areas (Maximum of 2m<sup>2</sup>) for bedroom windows facing the roadway.
2. Alternative constructions are acceptable, provided they are accessed 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.
3. Where mechanical ventilation / air conditioning is installed then it shall not compromise the internal compliance for noise levels.