

## LEGEND

- LDP Boundary
- \* Lots subject to Quiet House Design Requirements
- Bushfire Attack Level (BAL) Rating
  - BAL 12.5
  - BAL 19
  - BAL 29
  - (all other lots BAL LOW)
- Density Code
  - R25
  - R30
  - R35
  - R60
- Uniform fencing by developer visually permeable above 1.2m

The BAL for individual lots has been based upon the Bushfire Management Plans (BMP's) prepared by Bushfire Safety Consulting dated 16 March 2018 and 6 June 2018. The BMP's have been prepared to address the State Planning Policy 3.7: Planning for Bushfire Prone Areas and provide acceptable solutions and performance principles in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3)

## LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision WAPC references 151352 and 156425.

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

Compliance with the following standards does not require consultation with adjoining landowners.

### 1.0 DEVELOPMENT STANDARDS

As per the R-MD Codes, except as noted below:

### 2.0 Lots directly fronting POS (Lots 1954 - 1958 and Lot 1962)

- Building Setbacks
  - 2.0m minimum to POS (dwellings must have an articulated elevation to the POS which must include one major opening).

### 3.0 SPECIAL PROVISIONS

Facade protection treatments (Quiet House Design Measures) as defined in the Lloyd George Acoustic report dated 21 April 2015 are required for the following:

Ground Floor: Lots 1954, 1961 & 1962 as per Package 'A'.  
Upper Floor: Lot 1961 as per Package 'C'

Details of the Quiet House Design Requirements are included in Attachment 1.



## 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

Manager Approval Services - City of Wanneroo

Date \_\_\_\_\_