



Local Development Plan Provisions

1. The requirements of the R-Codes and the R-MD Codes (as applied through the City's Medium-Density Housing Standards (R-MD) Local Planning Policy) are varied as shown on this plan.
2. The requirements of the R-Codes, R-MD Codes and City of Wanneroo District Planning Scheme No. 2 shall be satisfied in all other matters.
3. Dwelling Orientation and Fencing: Where specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessible from this frontage. Street setback and front fence requirements pursuant to the R-Codes are to be applied to this frontage.
4. Vehicle access to onsite car parking spaces is permitted from either the primary or secondary street. Where proposed on the primary street, access is permitted in the locations identified on the LDP.
5. Quiet house design requirements apply to lots identified on this LDP. The applicable quiet house design packages are included at Appendix 1 of the LDP. Modifications to the quiet house design requirements may be approved by the City of Wanneroo where demonstrated in a Transportation Noise Assessment that proposed development will meet an acceptable level of acoustic amenity.

QUIET HOUSE PACKAGES APPLY (PROVISION 5)

- ① Ground Floor - Standard construction
First Floor - Package A
- ② Ground Floor - Standard construction
First Floor - Package B
- ③ Ground Floor - Package A
First Floor - Package B
- ④ Ground Floor - Package B
First Floor - Package B
- ⑤ Ground Floor - Package B
First Floor - Package C
- ⑥ Ground Floor - Package C
First Floor - Specialist advice required

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PROPERTY BOUNDARIES
- 1389 SUBJECT LOT BOUNDARIES
- ➔ DWELLING ORIENTATION
- 2.4M NOISE WALL
- UNIFORM FENCING
- NO VEHICLE ACCESS
- GARAGE LOCATION
- BIN PADS
- RETAINED BLACK COCKATOO SIGNIFICANT TREE *
- INDICATIVE TREE RETENTION *

* Determination of which trees can be retained will be undertaken at the civil construction stage, considering factors such as bushfire management, drainage, clearance to services, TPZ requirements etc. Where a tree requires removal this may affect the need for other LDP controls i.e. access restrictions.



LOCATION PLAN SUBJECT LOTS

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LOCAL DEVELOPMENT PLAN NO.XXX

Lot 594 Ranworth Road, Hocking, City of Wanneroo



260224 PS DP PCG2020 H376303 DWG 007 C
YYMMDD DRAWN APPR'D PROJECTION JOB CODE DRAW NO. REV

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.