



LEGEND

- Subject Area
- R30
- R40
- R60
- Public Open Space
- Biodiversity Conservation Area
- Designated Garage Location
- Package 'A' - Ground Floor
Package 'A' - Upper Floor
- Package 'B' - Ground Floor
Package 'C' - Upper Floor

LOCAL DEVELOPMENT PLAN PROVISIONS

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners. Unless provided for below, or as part of LSP79, the provisions of District Planning Scheme No. 2 and the R-Codes apply.

1.0 PEDESTRIAN ACCESSWAY AND LANEWAY CARPARK

The following provisions are applicable to lots fronting or siding a Pedestrian Access Way (PAW) or laneway carpark:

- Boundary walls are not permitted adjoining a PAW.
- Dwellings on lots shall be setback a minimum distance of 1.0m from the PAW or laneway carpark boundary.

2.0 QUIET HOUSE DESIGN

Quiet house design requirements are applicable to those lots identified on this plan. Details of quiet house design packages are included in Attachment 1.

3.0 BUILDING ORIENTATION (LOTS 765-772)

All dwellings are to orientate toward Roulettes Parade as the designated primary street. All structures (including dwellings, garages and fences) are to be setback a minimum of 1.0m from the Antares Street boundary.

4.0 SITE COVER

4.1 Lots Coded R30

4.1.1 Lots with a frontage of 13 metres or less
A variation to the minimum open space be reduced to 30% of the site subject to the criteria under Table 3A of LSP 79, or the below. The provision of an outdoor living area which is directly accessible from an internal living area and:

- Has a minimum outdoor living area of 30m²,
- Has a minimum dimension of 4m (which may include the nominated secondary street setback area),
- Is located adjoining the northernmost or easternmost side boundary.

4.1.2 Lots with a frontage of more than 13 metres
The minimum open space requirement is reduced to 40% subject to compliance with those same requirements as specified above.

4.2 Lots Coded R40 -R60

A variation to the minimum open space be reduced to a minimum of 25% of the site subject to the criteria under Table 3B of LSP 79.

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2

9/12/16
Date
Manager Approval Services
City of Wanneroo

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT, DATED OCTOBER 2010

Package A: House Facade in Areas Where Noise Levels Exceed The Noise "Target" But Are Within The "Margin"		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	No requirements
Living and work areas 2	Facing corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals 3 Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area 4	Facing corridor	Minimum 2.0m high solid fence Picket fences are not acceptable
	Side-on to corridor	
	Away from corridor	No requirements
Package B: Noise within 3dB above the "limit" The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where transport noise levels exceed the noise "limit" but by no more than 3dB (See Table 1 in the Policy)		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	10mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	No requirements
Living and work areas 2	Facing corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals 40mm solid core external doors with acoustic seals 3 Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area 4	Facing corridor	Minimum 2.4m solid fence Colourbond and Picket fences are not acceptable
	Side-on to corridor	
	Away from corridor	No requirements
Package C: Noise more than 3dB above the "limit"		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	10.5mm Pilkington Optilam Phon laminated glazing Fixed, casement or awning windows No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on (perpendicular) to corridor	10.5mm Pilkington Optilam Phon laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away (opposite) from corridor	No requirements
Living and work areas 2	Facing corridor	10.5mm Pilkington Optilam Phon Casement or awning windows 40mm (minimum) solid core external doors with acoustic seals 3 Sliding doors not permitted Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on (perpendicular) to corridor	10mm laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away (opposite) from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area 4	Side-on (perpendicular) to corridor	Dwelling must provide shielding (e.g. via alcove, semi-enclosed alfresco)
	Away (opposite) from corridor	No requirements

1 See section on Mechanical ventilation/air-conditioning below for further details and requirements

2 These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Guide of Australia as a "habitable room". The Building Guide of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Guide of Australia describes these utility spaces as "non-habitable rooms"

3 Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

4 The policy requires that at least one outdoor living area be reasonably protected from transport noise. The protected area should meet the minimum space requirements for outdoor living areas, as defined in the Residential Design Codes of Western Australia.

Mechanical ventilation/air conditioning

Where outdoor noise levels are above the "target", both packages A and B require mechanical ventilation or air-conditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing Packages A and B, the following need to be observed:

- Evaporative air-conditioning systems will not meet the requirements for Packages A and B because windows need to remain open;
- Refrigerative air-conditioning systems need to be designed to achieve fresh air ventilation requirements;
- Air inlets need to be positioned facing away from the transport corridor where practicable;
- Ductwork needs to be provided with adequate silencing to prevent noise intrusion.