

## LEGEND

- LDP Boundary
- ✱ Subject to Quiet House Design Requirements
- ✕ Designated Garage Location
- No Vehicle Access (Uniform fencing by subdivider)

## PROVISIONS

The provisions addressed below relate to Lot 9005 Landsdale Road, Landsdale.

The Residential Density Code applicable to all the lots contained in this LDP is R30.

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes (R-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 the adjoining landowners.

### 1. SETBACKS

The primary street setback for a dwelling shall be in accordance with the R-Codes except for Lots 201-205, 218-220 and 230-232 where the front setback for a dwelling will be an absolute minimum of 3 metres. This LDP does not permit the 3 metre front setback to be averaged.

### 2. BOUNDARY WALLS (FOR DWELLINGS & GARAGES)

A boundary wall is permitted to both side boundaries provided that:

- (a) The boundary wall on one side of the lot is not higher than 3.5 metres with an average of 3 metres for two thirds the length of the balance of the lot boundary behind the front setback line; and
- (b) Any boundary wall on a second side of the lot is only for a garage wall not higher than 3.5 metres with an average of 3 metres behind the front setback line; and
- (c) Any boundary wall including a single garage is setback a minimum of 4.5 metres to provide an uncovered tandem car parking bay; and
- (d) All double garages are setback a minimum of 1 metre behind the setback of any dwelling to a primary street.

### 3. OPEN SPACE

Minimum Open Space 35%  
The minimum open space is allowed where the outdoor living area is located on the northernmost or easternmost boundary where practicable.

### 4. QUIET HOUSE DESIGN REQUIREMENTS

Facade protection (Quiet House design measures) are required for dwellings affected by traffic noise from Hepburn Avenue as identified in the Transportation Noise Assessment Report by Lloyd George Acoustics dated 18 November 2014.  
At the ground floor level Package A is required for Lots 246 - 251 inclusive. At the upper floor level Package C is required for these 6 lots. Details of the Quiet House Design Packages are included in Attachment 1.

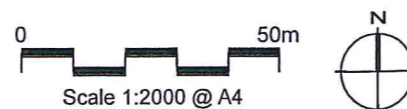
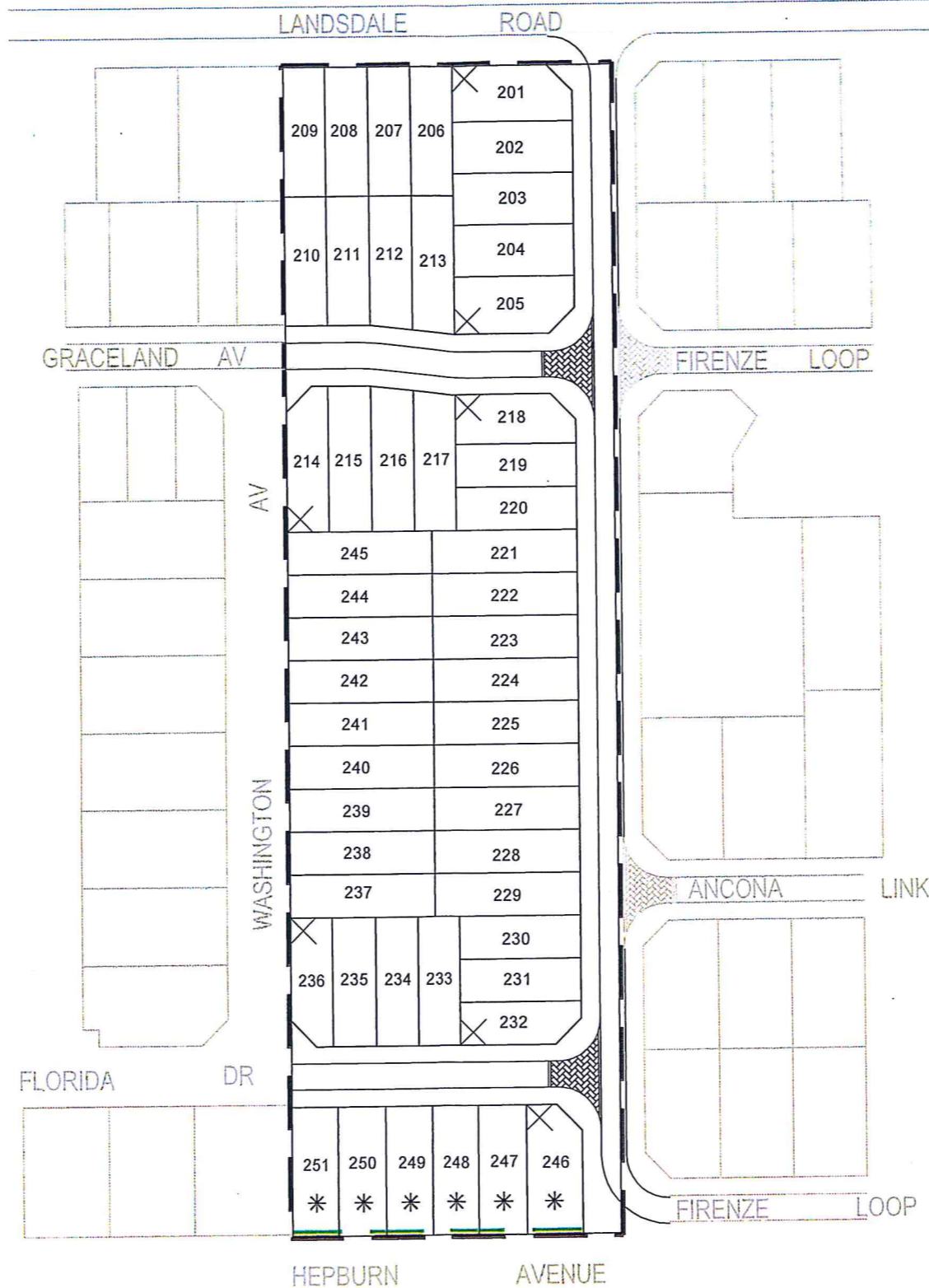
## ENDORSEMENT

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

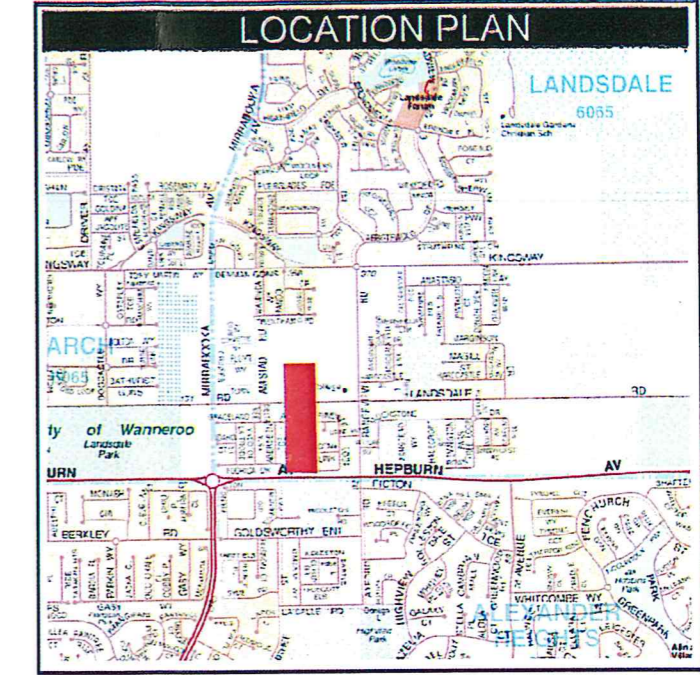
Manager Planning Implementation - City of Wanneroo

Date

23/11/15



NOTE:  
Pavements and footpaths shown diagrammatically only



## LOCAL DEVELOPMENT PLAN No. 1 - EAST WANNEROO CELL 5

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ATTACHMENT 1 - BUILDING FACADE TREATMENTS (QUIET HOUSE DESIGN REQUIREMENTS) FOR LDP No 1 - EAST WANNEROO CELL

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT

Package A: House Facade In Areas Where Noise Levels Exceed The Noise 'Target' But Are Within The 'Margin'		
Area Type	Orientation	Noise Control Measures
<b>Indoors</b>		
Bedrooms	Facing road 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 <sup>1</sup>
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Away from corridor	No requirements
Living and work areas <sup>2</sup>	Facing corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals <sup>3</sup> Sliding doors must be filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Away from corridor	No requirements
<b>Outdoors</b>		
Outdoor living area	Any	No requirements
See Note 4 below		
<b>Package B: Noise within 3dB above the 'limit'</b> 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
<b>Indoors</b>		
Bedrooms	Facing road corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals <sup>3</sup> No external doors Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Side-on to corridor	10mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Away from corridor	No requirements
Living and work areas <sup>2</sup>	Facing corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals 40mm solid core external doors with acoustic seals <sup>3</sup> Sliding doors must be filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning <sup>1</sup>
	Away from corridor	No requirements
<b>Outdoors</b>		
Outdoor living area	Any	No requirements
See Note 4 below		
<b>Package C: Noise levels more than 3dB above the 'limit'</b> The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise limit but by no more than 3dB. Package C has the same requirements as Package B except glazing is to be 10.5mm Vlam Hush glazing.		

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 a 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 or as amended in the DAP.

**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.