

LOCAL DEVELOPMENT PLAN PROVISIONS

Local Development Plan Lots 41-45 and 51-52 (WAPC Approval 152199) of parent Lot 26 Wanneroo Road, Woodvale (Local Development Plan 1: Woodvale)

- The requirements of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

Residential Density Code
The R-Code applicable to these lots is as per the Amended Woodvale Local Structure Plan 64 (R30).

PROVISIONS FOR LOTS 41-45

Street Setback & Front Fences

2m minimum, no average.
1.5m to porch /veranda no maximum length.
1m minimum to secondary street.

Front fences within the primary street setback area of Lots 41-45 are permitted to a maximum total height of 900mm above natural ground level, measured from the primary street side of the front fence.

Lot Boundary Setback
1.2m for a wall height 3.5m or less with major openings.
1m for a wall height 3.5m or less without major openings is permitted.

Boundary Walls
For Lots 42-44 boundary walls are permitted to both side lot boundaries subject to 2/3 length to one one side boundary, 1/3 maximum length to second side boundary for a wall height 3.5m or less.

Open Space
An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.

At least 70% of all outdoor living areas must be uncovered and includes areas under eaves which adjoin uncovered areas.

The OLA has a minimum 3m length or width dimension.

No other R-Codes site cover standards apply.

Garage Setback
0.5m setback to laneway.

Parking
As per the R-Codes

Overshadowing
No maximum overshadowing for wall height 3.5m or less.
No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.


Privacy
R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.






PROVISIONS FOR LOTS 51 AND 52

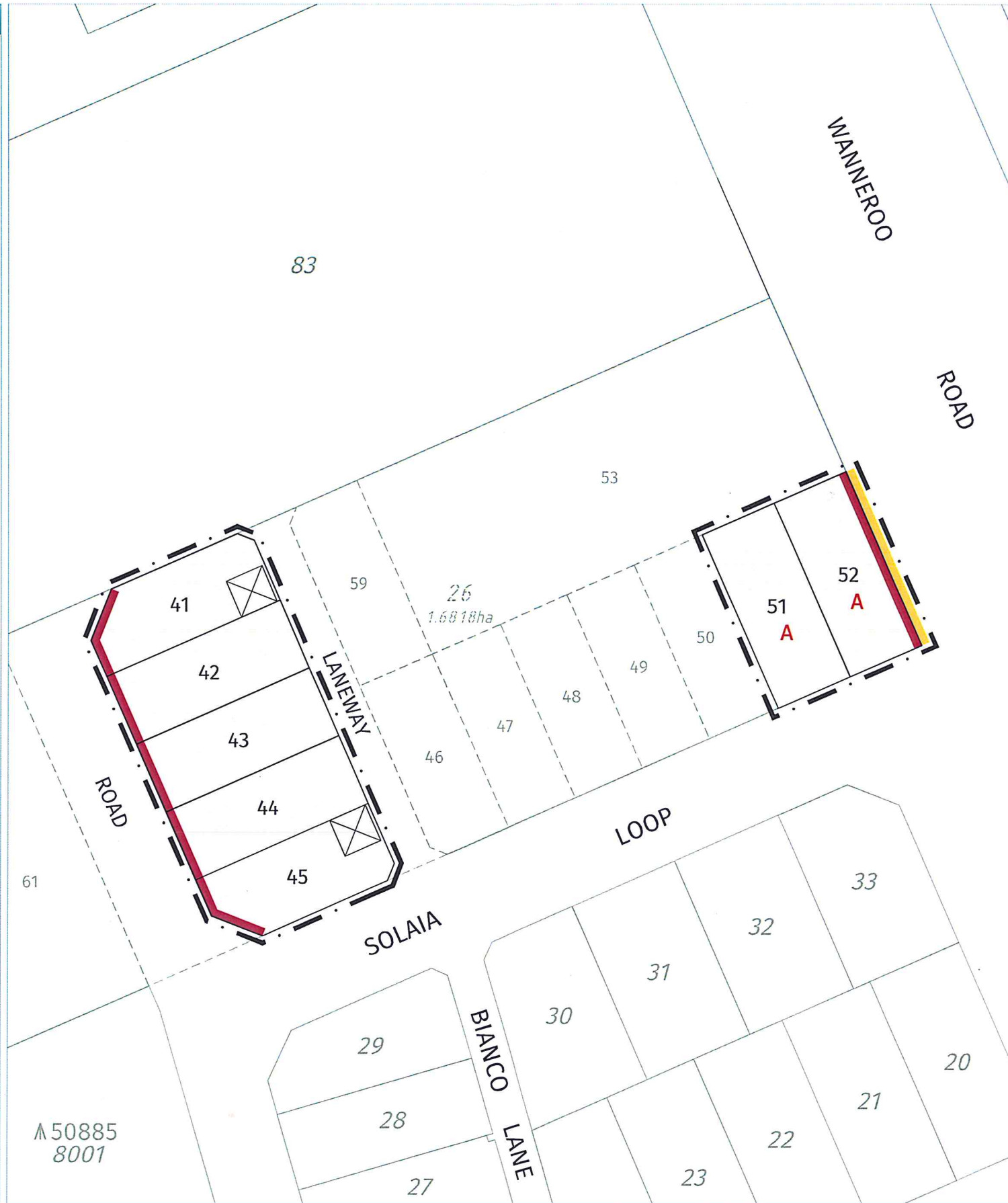
Quiet House Design Requirements
Lots 51 and 52 are affected by the Quiet House Design Requirements described in the table opposite. All plans and supporting documents accompanying the Building Permit Applications for Lots 51 and 52 must clearly demonstrate compliance with the Quiet House Design Requirements.

Compliance with the package shown opposite shall be demonstrated to the City via a Building Application.

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

 18/11/16
Manager, Approval Services
City of Wanneroo
Date

-  Lots Subject to this LDP
-  Vehicular Access Restriction
-  2.0m high Noise Barrier to Wanneroo Road
-  Designated Garage Location
-  Quiet House Design Requirements Package A

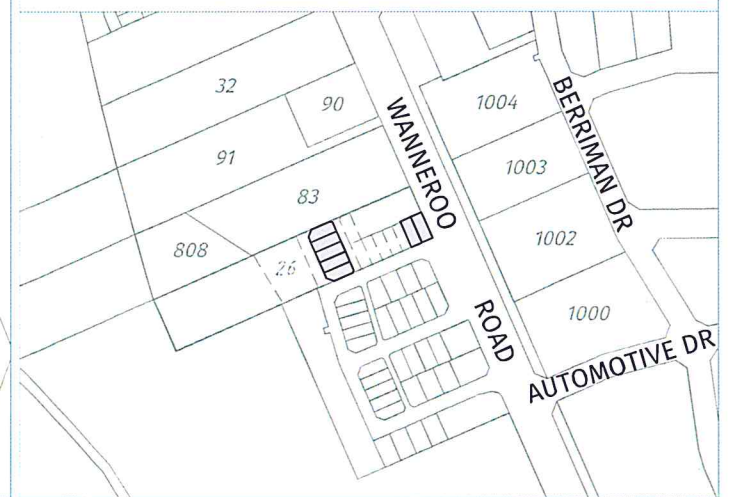


Lots 51 and 52 are affected by the Quiet House Design Requirements described in the table below. All plans and supporting documents accompanying the Building Permit Applications for Lots 51 and 52 must clearly demonstrate compliance with the following Quiet House Design Requirements.

Compliance with the below package shall be demonstrated to the City via a Building Application.

AREA	ORIENTATION TO ROAD OR RAIL CORRIDOR	PACKAGE A L _{Aeq} , Day up to 60dB L _{Aeq} , Night up to 55dB
Bedrooms	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 31dB: 60%] [if R_w+C_{tr} 34dB: 80%] Roof and ceiling to R_w+C_{tr} 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines for SPP 5.4
	Side-on	<ul style="list-style-type: none"> As above, except glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements As per Package A 'Side-on' As per Package A 'Facing'
Indoor Living and Work Areas	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 25dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 28dB: 60%] [if R_w+C_{tr} 31dB: 80%] External doors other than glass doors to R_w+C_{tr} 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines for SPP 5.4
	Side-on	<ul style="list-style-type: none"> As above, except glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements
Other indoor areas	Any	<ul style="list-style-type: none"> No requirements
Outdoor living areas	Any (Section 6.2.3 of the Implementation Guidelines for SPP 5.4)	<ul style="list-style-type: none"> At least one outdoor living area located on the opposite side of the building from the transport corridor, and/or At least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level

Alternative construction methods to those detailed in these Quiet House Design Packages may be accepted by the City of Wanneroo where the alternative design and construction methods are supported by a further, site specific Acoustic Report prepared by a suitably qualified acoustic consultant as part of the Development Application.



LOCAL DEVELOPMENT PLAN No.1: WOODVALE

Plan No. | 20390-02D
Date | 12/10/16
Drawn | BdR
Checked | DM
Revision | D

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Scale | 1:750@A3



NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Harley Dykstra

PLANNING & SURVEY SOLUTIONS