



LEGEND

LOCAL DEVELOPMENT PLAN BOUNDARY

RESIDENTIAL R30

RESIDENTIAL R40

RESIDENTIAL R60

PUBLIC OPEN SPACE

2

MINIMUM 2 STOREY

3

MINIMUM 3 STOREY

DESIGNATED GARAGE LOCATION

PRIMARY DWELLING ORIENTATION

CORNER LOT FRONTAGE

PUBLIC OPEN SPACE FRONTAGE

ESTATE BOUNDARY FENCING

NO VEHICULAR ACCESS

RETAINING WALLS

Note: Some dwellings in this LDP may have already been constructed.



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.

The provisions have been updated in accordance with WAPC's *State Planning Policy 5.4 – Road and Rail Noise, Sept 2019*. It is noted that those dwellings already constructed will be subject to revised traffic noise requirements for any modifications undertaken to said dwellings.

Unless provided for below, or as part of *Tamala Park Agreed Local Structure Plan No. 79 (LSP79)*, the provisions of District Planning Scheme No.2 and the R-Codes apply.

1. QUIET HOUSE DESIGN

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

Upper Floor - Package A
Ground Floor - Package A

Upper Floor - Package A
Ground Floor - Not Required

Upper Floor - Package B
Ground Floor - Package A

Upper Floor - Package C
Ground Floor - Package B

Upper Floor - Package A
Ground Floor - Package C

Upper Floor - Package B
Ground Floor - Package C

Upper Floor - Package C
Ground Floor - Package C

Upper Floor - Specialist Advice
Ground Floor - Package C

Upper Floor - Specialist Advice
Ground Floor - Specialist Advice

2. BUILDING FORM & ORIENTATION

Provisions	
a) Grouped Housing Lots (Lots 2137 & 2138 only)	<div>i. Dwellings to be setback minimum 1.0m to all external boundaries, including Public Open Space.</div> <div>ii. Development is to be designed in a manner that recognises the location of the boundary fronting or siding onto Marmion Avenue, Portofino Promenade and/or Public Open Space.</div> <div>iii. Development is to include one or more of the following street fronting elements to the satisfaction of the City of Wanneroo:<ul style="list-style-type: none">architectural features; building height/scale; major openings; landscape features; balconies or other applied structures.</div> <div>iv. Dwelling designs on Lot 2138 shall provide suitable surveillance of the Public Open Space through provision of a major opening from a Primary Living Space at ground level, and habitable room window in the case of 2-storey dwellings.</div>
b) Direct Public Open Space Frontage (Capelle Street: Lots 2223 – 2232 and Genoa Lane: Lots 2181 – 2188 only)	<div>i. Dwellings to be setback (no average applies):<ul style="list-style-type: none">minimum 3.0m to main building line; andminimum 2.0m to an alfresco, veranda and/or balcony.</div> <div>ii. Dwelling designs shall provide suitable surveillance of the Public Open Space through provision of:<ul style="list-style-type: none">a major opening from a Primary Living Space at ground level, and habitable room window for the upper storey; andan outdoor living area (i.e. alfresco or veranda) at ground level, or balcony to the upper floor.</div> <div>iii. All storage spaces shall be situated under the main roof, and constructed of the same external materials, as the dwelling. Standalone outbuildings or storage sheds are not supported.</div>
c) Corner Lot Frontages	<div>i. The design of dwellings for all designated corner lots shall have at least one major opening facing the direction of the Secondary Dwelling Orientation.</div> <div>ii. The major opening facing the secondary dwelling orientation shall not be obstructed by visually impermeable fencing.</div>

3. ESTATE BOUNDARY FENCING

a) For Lots 2223 – 2232 Capelle Street and Grouped Housing Lot 2138, any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City of Wanneroo, and shall be maintained as visually permeable by landowners where applicable.

b) For Lots 2223 – 2232 Capelle Street, Genoa Lane: Lots 2181 – 2188 and Grouped Housing Lot 2138, visually permeable fencing shall be maintained along the Public Open Space boundary, inclusive of a minimum 3m return for any boundary siding Public Open Space.

4. MINIMUM BUILDING HEIGHTS

a) A minimum 2-storey building height applies to nominated lots as shown on the LDP.

b) For Grouped Housing Lot 2137, building heights shall be in accordance with Table 3, Category C of the R-Codes.

5. VEHICULAR ACCESS & GARAGES

a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

b) Lot 2207 Portofino Promenade is required to provide vehicular access to the rear of the lot via Bonavista Road/Vigo Lane.

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

Manager Approval Services
City of Wanneroo

12 September 2022
Date

LOCAL DEVELOPMENT PLAN 7 - WAPC Refs: 159334, 153330, 160855, 151493, 161907, 158933, 160048

CATALINA ESTATE (STAGE 25 - 32)

N

0 25 50 75 100 125 150 175 200 225 250m

Scale: 1:2500 @A3 Date Issued: 05.09.2022

Quiet House Package A

56-58 dB $L_{Aeq}(\text{Day})$ & 51-53 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; Up to 60% floor area ($R_w + C_{tr} \geq 28$); Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 35mm Solid timber core hinged door and frame system certified to $R_w 28$ including seals; Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or Single leaf of 150mm brick masonry with 13mm cement render on each face; or One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kgkg/m³; and 2 x 16mm fire-rated plasterboard to inside. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. 	
Outdoor Living Areas		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.	

Quiet House Package B

59-62 dB $L_{Aeq}(\text{Day})$ & 54-57 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$); Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 28$: <ul style="list-style-type: none"> 40mm Solid timber core hinged door and frame system certified to $R_w 32$ including seals; Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m^3). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m^3) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation. 	
Outdoor Living Areas		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 2.4 metres height above ground level.	

Quiet House Package C

63-66 dB $L_{Aeq}(\text{Day})$ & 58-61 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 20% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 40% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Not recommended. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 30$: <ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; 40mm Solid timber core side hinged door, frame and seal system certified to $R_w 32$ including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m^3) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 40$: <ul style="list-style-type: none"> Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; R3.0+ insulation batts above ceiling; 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters. 	
Outdoor Living Areas		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 2.4 metres height above ground level.	

Mechanical Ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.