

- LEGEND**
- Local Development Plan Boundary
 - * Lots Subject to Quiet House Design:
A - Package A
B - Package B
C - Package C
 - Primary Dwelling Orientation
 - ⇨ Secondary Dwelling Orientation
 - Designated Garage Location
 - Access Restrictions
 - Uniform Fencing Restrictions



LOCAL DEVELOPMENT PLAN No. 2 - LOTS 32, 90, 91 & 83 WANNEROO ROAD, WOODVALE

The provisions of the Local Development Plan (LDP) constitute Residential Design Codes (R-Codes) 'Deemed-to-Comply' provisions. Where a conflict exists between the provisions of the R-Codes and this LDP, the provisions of the LDP shall prevail.

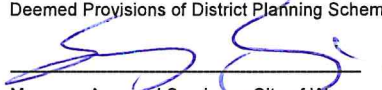
The provisions of the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) also apply to the LDP. Where a conflict exists between the development provisions of the R-MD and this LDP, the provisions of the LDP shall prevail.

The City of Wanneroo will generally not support further variations to the provisions outlined within this LDP in conjunction with the R-MD standards.

DEVELOPMENT PROVISIONS

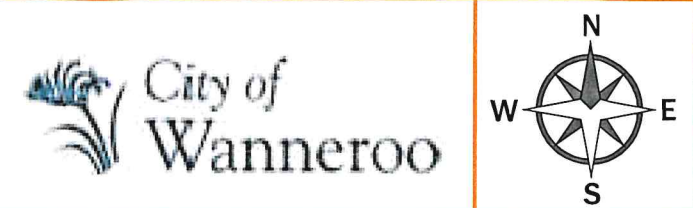
- 1. QUIET HOUSE DESIGN**
Lots 163, 170 - 176 and 44 - 52 are subject to Quiet House Design and shall comply with the attached Quiet House Design package standards.
- 2. UNIFORM FENCING**
Uniform fencing is to be visually permeable above 1.2m of natural ground level in accordance with the definition provided in the R-Codes.
- 3. PRIMARY DWELLING ORIENTATION**
The design of the dwelling shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation', as shown on the LDP. An articulated front elevation shall consist of at least one major opening and a clearly definable entry point.
- 4. SECONDARY ORIENTATION**
Secondary orientations are to include at least one major opening from a habitable room to provide adequate surveillance of the adjacent public spaces.
- 5. BOUNDARY WALLS**
5a For all lots which gain vehicular access via a laneway or common property access way (excluding Lots 71 and 72), double storey boundary walls are permitted to both side boundaries subject to:
- No maximum length requirements to both side boundaries;
- Maximum wall heights in accordance with Clause 5.1.6 of the R-Codes; and
- Boundary walls are not permitted to secondary street.
5b Lots abutting the Public Access Way (Lots 39, 40, 47 and 48) are permitted to have a boundary wall on the lot boundary with the PAW in accordance with the R-Codes. The remainder of the boundary will be subject to the uniform fencing provisions.
- 6. VISUAL PRIVACY**
For all lots which gain vehicular access via a laneway or common property access way (excluding Lots 71 and 72), the visual privacy provisions of the R-Codes shall not apply.
- 7. OVERSHADOWING**
R50 Lots
No maximum overshadowing shall apply.
R40 Lots
No maximum overshadowing shall apply for wall height 3.5m or less.
No maximum overshadowing shall apply 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 must not exceed 35%.
- 8. GARAGE SETBACKS**
Rear Loaded Lots
All rear loaded lots shall achieve a minimum 0.5m garage setback to the laneway or common property access way except for Lots 170 to 176.
- 9. OPEN SPACE**
Single Houses and Grouped Dwellings
An outdoor living area (OLA) is to be provided 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 the OLA must be uncovered and include 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.
Multiple Dwellings
Minimum 30% open space to be provided.
Balconies to be provided in accordance with Clause 6.3.1 of the R-Codes.
- 10. STREET SETBACK**
2m minimum, no average.
1m minimum to porch / verandah, no maximum length.
1m minimum to secondary street.
- 11. FENCING**
Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence. Lots 170-176 are permitted to have solid fencing to a height of 2m for all piers and 1.8m for the remainder of the fence.
- 12. PARKING**
Lots 170-176 are required to provide a single car garage/carport that will be a maximum of 3.1m wide and setback from the laneway a distance of 5.5m to allow a tandem parking arrangement.

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

 28/1/2020
 Manager, Approval Services - City of Wanneroo Date

LOCAL DEVELOPMENT PLAN No. 2 - WOODVALE
 LOT 32 (No. 487), LOT 90 (No. 481) LOT 91 (No. 477) AND LOT 83 (No. 473) WANNEROO ROAD
 WOODVALE
 City of Wanneroo

SCALE: 1:1250 @ A3
 DATE: 3rd DECEMBER 2019
 FILE: 204_03.12.2019.dwg
 DRAW: - SB
 CHECKED: -



Package A

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB $L_{Aeq(Day)}$ and 55 dB $L_{Aeq(Night)}$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none"> Windows systems: As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.
	Side	<ul style="list-style-type: none"> Windows and external door systems: As above.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 45) – Two leaves of 90mm thick brick with minimum 50mm cavity Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm compressed fibre cement sheet. Mechanical ventilation – Refer following pages.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

Package B

Area	Orientation to Road or Rail Corridor	Package B (up to 63 dB $L_{Aeq(Day)}$ and 58 dB $L_{Aeq(Night)}$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none"> Windows systems: As above.
	Opposite	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 25) – 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Glass doors to be same performance ($R_w + C_{tr}$ 28) including brush seals.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m³ insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm thick compressed fibre cement sheet. Mechanical ventilation – Refer following pages.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.