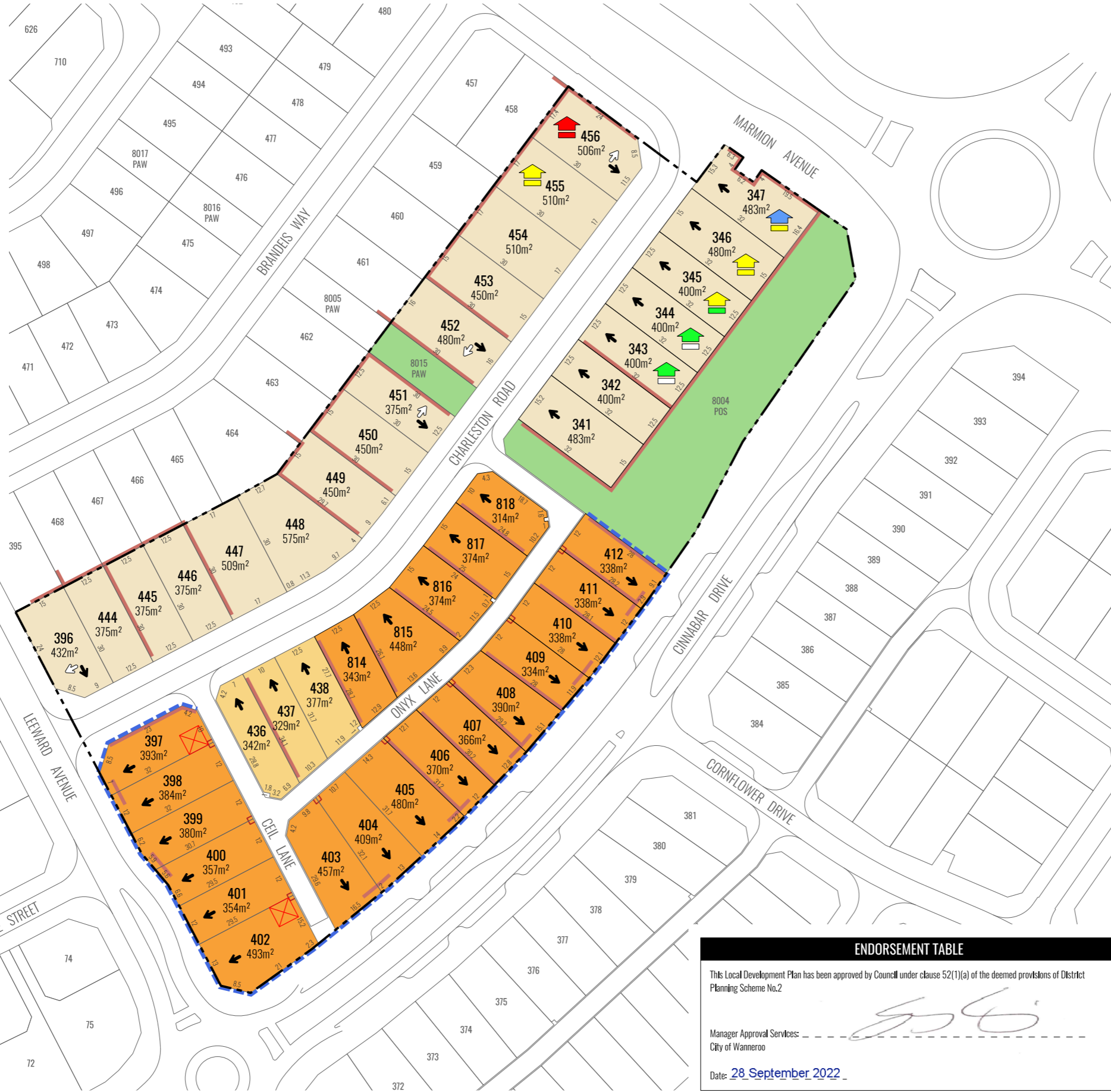


LEGEND

- LDP BOUNDARY
- R25 CODING
- R30 CODING
- R40 CODING
- POS/PEDESTRIAN ACCESS WAY
- PRIMARY DWELLING ORIENTATION
- CORNER LOT DESIGN
- RETAINING WALLS
- NO VEHICLE ACCESS
- SERVICE EASEMENT (WATER, GAS, POWER, NBN)
- UPPER FLOOR - PACKAGE A
GROUND FLOOR - NOT REQUIRED
- UPPER FLOOR - PACKAGE B
GROUND FLOOR - PACKAGE A
- UPPER FLOOR - PACKAGE B
GROUND FLOOR - PACKAGE B
- UPPER FLOOR - PACKAGE B+
GROUND FLOOR - PACKAGE B+
- UPPER FLOOR - PACKAGE C
GROUND FLOOR - PACKAGE B



LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 7' development within the Amberton Estate, Eglinton (WAPC Ref: 147187 and 148687 and 158049)

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes would apply.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

1. GENERAL PROVISIONS

a) District Planning Scheme No. 2 Zoning:	'Urban Development'		
b) R-Coding:	R25	R30	R40
c) Minimum Open Space:	35%	35%	30%
d) Minimum Outdoor Living Areas*:	24m ²	24m ²	20m ²

NB.*Outdoor living areas shall be located on the northern or eastern boundary of the lot.

The following standards represent variations to the Residential Design Codes and constitute deemed-to-comply requirements pursuant to the Residential Design Codes.

2. BUILDING SETBACKS

a) Primary Dwelling Orientation	Minimum
i. Primary Street 'R25':	3.0m**
ii. Primary Street 'R30' (LDP Lots 436-438 and 814):	2.0m**
iii. Primary Street 'R30' (LDP Lots 815-818):	2.5m**
iv. Primary Street 'R40':	2.0m**

NB.** Average Primary Street setbacks do not apply.

Other Setbacks	Minimum
b) Secondary Street or PAW (Side and Rear Boundaries):	1.0m
c) Garage Setbacks; (refer Provision 4)	
i. Front Loaded – LDP Lots greater than 25m deep:	4.5m
ii. Front Loaded – LDP Lots 25m deep or less:	3.5m
iii. Rear Laneway:	1.0m
iv. Side Boundary:	Nil
d) Laneway (all structures, including fencing):	1.0m
e) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of R30 and R40 coded lots on both side boundaries for the length of both boundaries (except for Secondary Street or PAW boundaries) for a maximum height of 3.5m.

3. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street, pursuant to the 'Primary Dwelling Orientation' arrow shown on the LDP.
- b) The design of dwellings on nominated 'corner lots' shall include a side return which has at least one major opening facing the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing
- c) Where possible dwellings are to be designed to take advantage of northern solar orientation.

4. VEHICULAR ACCESS and GARAGES

- a) Designated garage/carport locations apply to some lots identified on the Local Development Plan; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.
- All other garage/carport locations will be subject to the location of infrastructure services, dedicated on-street parking bays and Estate landscaping, fencing and retaining.
- b) Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- c) Notwithstanding Provision 5.3.5 of the R-Codes, vehicle access is permitted from the Primary Street for LDP Lots 436-438 and Lots 814 - 818.

5. INCIDENTAL DEVELOPMENT

- a) Outbuildings are to be screened from public view, unless constructed from the same materials as the dwelling.

6. QUIET HOUSE DESIGN REQUIREMENTS

Quiet house design requirements are applicable to those lots identified on the plan. Details of the quiet house design packages are included in Attachments 1 and 2.

ENDORSEMENT TABLE

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 Approval Services: _____
City of Wanneroo

Date: 28 September 2022



LOCAL DEVELOPMENT PLAN No.20 EGLINTON

WAPC Subdivision References: 147187 and 158049

NORTH

Scale: 1:1250 @ A3

0 12.5 25 37.5m

PLAN: OSAEG-4-069 REVISION: A
DATE: 01/09/2022 DRAWN: JP
PROJECTION: PCG 94 PLANNER: CH
DATUM: AHD CHECK: KB

Attachment 1: Road Traffic and Passenger Rail Quiet House Requirements - Applies to Lots 343 - 347 Only

**Road Traffic and Passenger Rail
Quiet House Requirements
(Based on Table 3 of State Planning Policy 5.4 2019)**

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
A Quiet House A	Facing	<p>Bedroom and Indoor Living and work areas to $R_w + C_{tr}$ 45dB</p> <p>Stud Frame Walls</p> <ul style="list-style-type: none"> ➤ One row of 92mm studs at 60mm centres with: ➤ Resilient steel channels fixed to the outside of the studs; and ➤ 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and ➤ 75mm glass wool (11kg/m³) or 75mm polyester (14kg/m³) insulation, positioned between the studs; and ➤ -Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs. <p>Brick Walls</p>	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead: OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB): OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 	<p>To R_w+C_{tr} 35dB</p> <ul style="list-style-type: none"> ➤ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling 	<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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB 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
	Side On	<ul style="list-style-type: none"> ➤ Single leaf of 150mm brick masonry with 13mm cement render on each face: OR ➤ Double brick: two leaves of 90 mm clay brick masonry with a 20mm cavity between leaves. 	<p>As per "Facing" above, except R_w+C_{tr} values may be 3dB less, e.g. glazed sliding door with 10 mm glass and weather seals for bedrooms</p>	<p>As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%</p>			
	Opposite		No specific requirements	No specific requirements			

Attachment 1: Road Traffic and Passenger Rail Quiet House Requirements - Applies to Lots 343 - 347 Only

**Road Traffic and Passenger Rail
Quiet House Requirements
(Based on Table 3 of State Planning Policy 5.4 2019)**

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
B Quiet House B	Facing	<p>Bedroom and indoor living and work areas to R_w+C_{tr} 50dB</p> <p>Single leaf of 90 mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres; ➤ A cavity of 25 mm between leaves; ➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and ➤ One layer of 10mm plasterboard fixed to the inside face ➤ 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 	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor areas: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). ➤ Up to 60% floor area: as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 34dB) <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area; Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 28dB). Sealed awning or casement windows may use 6mm glazing instead. : OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 31dB). : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 34dB). 	<p>To R_w+C_{tr} 35dB</p> <ul style="list-style-type: none"> ➤ Concrete or terracotta tile sarking and at least 10mm plasterboard ceiling, R3.0+ insulation OR ➤ Metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB 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
	Side-On	<p>Double brick: two leaves of 90mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A 50mm cavity between leaves ➤ 50mm glass wool or polyester cavity insulation (R2.0+) ➤ Resilient ties where required to connect leaves <p>Double brick: two leaves of 110mm clay brick masonry with</p> <ul style="list-style-type: none"> ➤ 50mm cavity between leaves and R2.0+ cavity insulation 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead. : OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB). : OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB) : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 			
	Opposite		As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%	As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%			

Attachment 1: Road Traffic and Passenger Rail Quiet House Requirements - Applies to Lots 343 - 347 Only

**Road Traffic and Passenger Rail
Quiet House Requirements
(Based on Table 3 of State Planning Policy 5.4 2019)**

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	Mechanical ventilation/air conditioning considerations
C Quiet House C	Facing	<p>Bedroom and indoor living and work areas to R_w+C_{tr} 50dB</p> <p>Single leaf of 90 mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres; ➤ A cavity of 25 mm between leaves; ➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and 	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ External doors to bedrooms facing the corridor are not recommended. <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass: OR <p>40mm solid core timber frame and door (without glass or with glass inserts not less than 6mm), side hinged with certified R_w 32dB acoustically rated door and frame system including seals</p>	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 20% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB): OR ➤ Up to 40% floor area; as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 34dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). Sealed awning or casement windows may use 6mm glazing instead: OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 34dB) 	<p>To R_w+C_{tr} 40dB</p> <ul style="list-style-type: none"> ➤ To all bedrooms, 2 layers of 10mm plasterboard, or one layer 13mm high density sealed plasterboard (minimum surface density of 12.5 kg/m²), affixed using steel furring channels beneath ceiling rafters/supports: and ➤ R3.0+ insulation batts laid in cavity : and ➤ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB into sensitive spaces. ➤ Evaporative systems require attenuated ceiling air cents to allow closed windows. ➤ Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements
	Side-on	<ul style="list-style-type: none"> ➤ One layer of 10mm plasterboard fixed to the inside face ➤ 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 <p>Double brick: two leaves of 90mm clay brick masonry with:</p>	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). Sealed awning or casement windows may use 6 mm glazing instead: OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 34dB) 	<p>To R_w+C_{tr} 40dB</p> <ul style="list-style-type: none"> ➤ R3.0+ insulation batts laid in cavity : and ➤ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB into sensitive spaces. ➤ Evaporative systems require attenuated ceiling air cents to allow closed windows. ➤ Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements
	Opposite	<ul style="list-style-type: none"> ➤ A 50mm cavity between leaves ➤ 50mm glass wool or polyester cavity insulation (R2.0+) ➤ Resilient ties where required to connect leaves <p>Double brick: two leaves of 110mm clay brick masonry with</p> <ul style="list-style-type: none"> ➤ 50mm cavity between leaves and R2.0+ cavity insulation 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead: OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB): OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 	<p>To R_w+C_{tr} 40dB</p> <ul style="list-style-type: none"> ➤ R3.0+ insulation batts laid in cavity : and ➤ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB into sensitive spaces. ➤ Evaporative systems require attenuated ceiling air cents 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, close or relocated to building sides facing away from the corridor where practicable.

Note: The above treatments are a deemed to satisfy construction. Alternative designs are acceptable, provided they are certified by a suitable qualified acoustic consultant.

**ATTACHMENT 2: QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE ADJACENT TO
MARMION AVENUE (Applies to Lots 455 and 456 only)**

AREA TYPE	ORIENTATION	PACKAGE A	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Hinged doors only, fitted with acoustic seals No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No external doors No vents to outside walls/eaves Mechanical ventilation/air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Mechanical ventilation/air conditioning
	Away from Road	No Requirements	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board 35mm (min) solid core external doors with acoustic seals Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles Front door to be 40mm solid core with acoustic seals Mechanical ventilation/air conditioning
	Side-on to Road	Casement or awning windows with 6mm glass Eaves enclosed with 6mm compressed fibre cement board Mechanical ventilation/air conditioning	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Mechanical ventilation/air conditioning
	Away from Road	No Requirements	No Requirements
Other indoor areas	Any orientation	No Requirement	No Requirements

Note : Package B+ is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing Marmion Avenue.