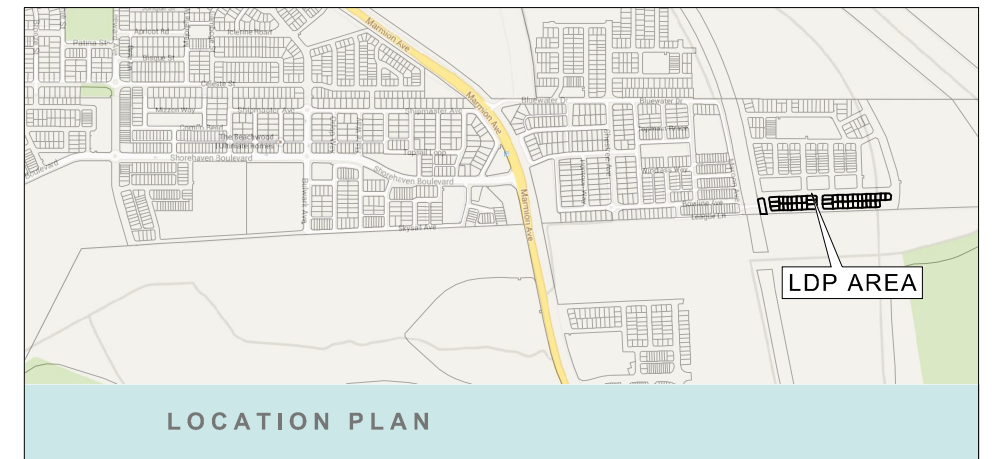




LEGEND

- Subject Area
- No Vehicular Access
- # Noise Amelioration
refer provision 1.3
- * POS Interface
refer provision 2.8
- Residential / Mixed Use
refer provision 2
- Cottage Business
refer provision 3
- Mixed Use Walkup
refer provision 4
- High Care Facility
refer provision 5



LOCAL DEVELOPMENT PLAN PROVISIONS

- a) The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.
- b) Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and the R-Codes apply.

1. GENERAL PROVISIONS

1.1 Land Use Permissibility

Land use permissibility is as per the Mixed Use zone of DPS 2.

1.3 Noise Amelioration

Quiet house design requirements are applicable to those lots identified on this plan. Details of Quiet House Design Packages are outlined on page 3 of this LDP and are summarised below.

Quiet House Design Requirements	
Ground Floor	
Package A	Lot 1567, 1860, 2031, 2288 & 2294
Package B	Lot 1856-1859 & 2032
Upper Floor	
Package A	Lot 1596, 1855, 1861, 1862, 2030, 2293, 2298 & 2299
Package B	Lot 1567, 1860, 2031, 2288 & 2294, 2300-2302
Package C	Lot 1856-1859 & 2032
Note	Lot 1587-1595 are restricted to single storey construction. In accordance with the Lloyd George Acoustic Transportation Noise Assessment dated February 2015 and July 2021.



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

6 October 2023

Manager Approval Services
City of Wanneroo

Date

2. RESIDENTIAL / MIXED USE

2.1 Street Setback

Building

In recognition of the potential for mixed use buildings the following setbacks to the primary street boundary apply:

- A nil setback is permitted; and
- An average setback (excluding garages) not more than 3m.

2.2 Lot Boundary Setback

Boundary Setbacks

1.0m minimum setback for walls with a wall height of 3.5m or less without major openings.

1.2m minimum setback for walls with a wall height of 3.5m or less with major openings.

Walls with a wall height greater than 3.5m to be setback in accordance with the R-Codes.

Boundary Walls

Boundary walls with a wall height of 3.5m or less are permitted behind the front setback line, to both side boundaries (excluding secondary street boundaries other than laneways) subject to:

- No maximum length to one side boundary; and
- A maximum of 2/3 the length of the boundary to a second boundary.

2.3 Open Space / Outdoor Living Area

The open space provisions of the R-Codes do not apply subject to the provision of an outdoor living area (OLA) with the following:

- An area of 10 of the lot size or 20m², whichever is greater;
- Directly accessible from a habitable room of the dwelling;
- Located behind the street setback area;
- At least 70% of the OLA must be uncovered (uncovered areas include areas under eaves which adjoin other uncovered areas); and
- A minimum length and width dimension of 3m.

2.4 Garage Setback

Rear Load

0.5m minimum garage setback to the laneway, or 1.5m where lots abut POS (6m and 9m laneways).

Front Load

4.5m garage setback from the street, excluding garages parallel to the primary street; and

For front loaded lots with a frontage between 10m and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:

- Garage setback a minimum of 0.5m behind the building alignment;
- Provision of a major opening to a habitable room directly facing the primary street; and
- Provision of an entry feature consisting of a porch or veranda with a minimum depth of 1.2m.

Lots with a frontage of between 10m and 12m not compliant with above, or a frontage of less than 10m require single or tandem garaging.

2.5 Overshadowing

Single Storey

No maximum overshadowing for wall height 3.5m or less.

Two Storey and Greater

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%.

2.6 Privacy

A minimum setback of 3m from major openings located in bedrooms and studies where finished floor levels exceed 0.5m above natural ground level.

A minimum setback of 4.5m from all other major openings (including balconies or similar) where finished floor levels exceed 0.5m above natural ground level.

2.7 Lots adjoining Public Open Space (POS)

Buildings are to be setback a minimum of 1.0m from the POS boundary.

The provision of at least one habitable room with a major opening facing the POS boundary.

Visually permeable fencing is to be provided and maintained facing the POS boundary.

All clothes drying areas and hot water systems shall not be located between the buildings and the POS boundary (except where screened and integrated into the building design).

Outdoor living areas may be located directly adjoining the POS.

3. COTTAGE BUSINESS

3.1 Setbacks

Street Setbacks

A setback of between nil and 1.0m to the street boundary is required, with the exception of:

- areas along the building frontage providing access;
- variations that improve building articulation as determined by the City; or
- instances where lot construction (ie. retaining walls) or lot services prevent the required setback from being provided.

Side Setbacks

Buildings are required to be built to side boundaries (as viewed from the street), with no maximum length for a wall height of 3.5m or less, with the exception of:

- buildings to secondary streets (not including laneways) as viewed from the street;
- access provision (or other justification as agreed with the City).

Boundary walls with a height of 3.5m and above are permitted to both side boundaries (excluding secondary street boundaries with the exception of laneways) subject to a maximum height of 6.5m and maximum length of 12m.

For any portion of building not viewed from the street and where a side setback is proposed, the following boundary setbacks apply:

- 1.0m minimum setback for walls with a wall height of 3.5m or less without major openings.
- 1.2m minimum setback for walls with a wall height of 3.5m or less with major openings.
- Walls with a wall height greater than 3.5m to be setback in accordance with the R-Codes.

Rear Laneway Setbacks

Buildings (including garages) are to be setback a minimum of 1.0m from the laneway (6m and 9m laneways).

3.2 Streetscape Interaction

A designated room, with a minimum of 12m² gross floor area, shall be provided at the front on the building on the ground floor. This room shall include:

- Direct access to the street and separate access from the street to the balance of the building; and
- An elevation facing the primary street glazed to a minimum of 60% or 8m² (whichever is the lesser) on the elevation with a visually permeable material.

3.3 Site Cover

Single House / Grouped Dwellings

For buildings incorporating a residential land use as a single house or grouped dwelling (as defined by the R-Codes), the open space provisions of the R-Codes do not apply subject to the provision of an outdoor living area (OLA) with the following:

- An area of 10 of the lot size or 20m², whichever is greater;
- Directly accessible from a habitable room of the dwelling;
- Located behind the street setback area;
- At least 70% of the OLA must be uncovered (uncovered areas include areas under eaves which adjoin other uncovered areas); and
- A minimum length and width dimension of 3m.

Multiple Dwellings

For buildings incorporating a residential land use as a multiple dwelling (as defined by the R-Codes), the plot ratio may be increased to 1.0 with a maximum site cover of 80%, subject to the provision of an outdoor living area (including balconies) per unit with:

- A minimum useable space of 10m²;
- A minimum dimension of 2.4m; and
- May include the nominated secondary street setback area.

Plot ratio area excludes any floor area designated for non-residential land uses.

Non-residential land uses

No maximum site cover is applicable for any development that proposes non-residential land uses only.

3.4 Parking

Residential

Parking for residential land uses is to be provided in accordance with the R-Codes, with the exception of visitor parking.

No on-site visitor parking is required where street parking is provided adjacent to the site.

Non-residential

No on-site parking is required for non-residential land uses of 30m² or less net lettable area (NLA).

Parking for non-residential land uses greater than 30m² NLA is to be provided in accordance with DPS 2, and may include on-street parking where provided adjacent to the site.

3.5 Overshadowing

Single House/ Grouped Dwellings

- 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%.

Multiple Dwellings

No maximum overshadowing.

3.6 Privacy

Single House/ Grouped Dwellings

A minimum setback of 3m from major openings located in bedrooms or studies where finished floor levels exceed 0.5m above natural ground level.

A minimum setback of 4.5m from all other major openings (including balconies or similar) where finished floor levels exceed 0.5m above natural ground level.

Multiple Dwellings

No privacy provisions apply.

3.7 Signage

Signage is to be integrated into the building elevation with an area not less than 0.5m² being identified for the provision of signage.

4. MIXED USE WALK UP

4.1 Setbacks

Street Setbacks

A nil setback to the primary street boundary is required, with the exception of:

- areas along the building frontage providing access;
- variations that improve building articulation as determined by the City; or
- instances where lot construction (ie. retaining walls) or lot services prevent the required setback from being provided.

Side Setbacks

Buildings are required to be built to the side boundaries (as viewed from the street), with no maximum length for a wall height of 3.5m or less, with the exception of:

- buildings to secondary streets (not including laneways) as viewed from the street; or,
- access provision (or other justification as agreed with the City).

Boundary walls with a height of 3.5m and above are permitted to both side boundaries (excluding secondary street boundaries with the exception of laneways) subject to a maximum height of 6.5m and maximum length of 12m.

For any portion of building not viewed from the street and where a side setback is proposed, the following boundary setbacks apply:

- 1.0m minimum setback for walls with a wall height of 3.5m or less without major openings.
- 1.2m minimum setback for walls with a wall height of 3.5m or less with major openings.
- Walls with a wall height greater than 3.5m to be setback in accordance with the R-Codes.

4.2 Streetscape Interaction

A designated room, minimum of 12m² gross floor area, shall be provided at the front of the building abutting the primary street on the ground floor. This room shall include:

- Direct access to the primary street and separate pedestrian access from the primary street to the balance of the building; and
- An elevation facing the primary street glazed to a minimum of 60% or 8m² (whichever is lesser) on the elevation with a visually permeable material.

4.3 Site Cover

Single House / Grouped Dwellings

For buildings incorporating a residential land use as a single house or grouped dwelling (as defined by the R-Codes), the open space provisions of the R-Codes do not apply subject to the provision of an outdoor living area (OLA) with the following:

- An area of 10 of the lot size or 20m², whichever is greater;
- Directly accessible from a habitable room of the dwelling;
- Located behind the street setback area;
- At least 70% of the OLA must be uncovered (uncovered areas include areas under eaves which adjoin other uncovered areas); and
- A minimum length and width dimension of 3m.

Multiple Dwellings

For buildings incorporating a residential land use as a multiple dwelling (as defined by the R-Codes), the plot ratio may be increased to 1.25 with a maximum site cover of 80%, subject to the provision of an Outdoor Living Area (including balconies) per unit with:

- A minimum useable space of 10m²;
- A minimum dimension of 2.4m; and
- May include the nominated secondary street setback area.

Plot ratio area excludes any floor area designated for non-residential land uses.

Non-residential land uses

No maximum site cover is applicable for any development that proposes non-residential land uses only.

4.4 Parking

Residential

Parking for residential land uses is to be provided in accordance with the R-Codes, with the exception of visitor parking.

No on-site visitor parking is required where street parking is provided adjacent to the site.

Non-residential

No on-site parking is required for non-residential land uses of 30m² or less net lettable area (NLA).

Parking for non-residential land uses greater than 30m² NLA is to be provided in accordance with DPS 2, and may include on-street parking where provided adjacent to the site.

4.5 Pedestrian Shelter

An awning is to be provided along portions of the building with a nil setback to the street boundary, with a:

- Minimum height of 3.0m above the footpath; and
- Minimum depth of 2.5m or to the outer edge of a footpath, whichever is the lesser, as measured from the lot boundary.

4.6 Overshadowing

No maximum overshadowing.

4.7 Privacy

No privacy provisions apply.

4.8 Signage

Signage is to be integrated into the building elevation with an area not less than 0.5m² being identified for the provision of signage.

5. HIGH CARE FACILITY

5.1 Street Setbacks

A nil setback to the street boundary is permitted.

5.2 Parking

Parking is to be provided in accordance with Schedule 2 of DPS 2 and may include on-street parking directly abutting the site.

5.3 Development Interface

An appropriate interface between development and adjoining streets shall be provide through the use of major openings, front verandahs, porches and outdoor living areas, creation of on-street parallel parking embayments and pedestrian access to dwellings from the street to maximise surveillance and uses addressing the street.

5.4 Services

Bin enclosures, storage areas and drying courts are to be screened from view from the adjacent street.

5.5 Pedestrian Shelter

An awning is to be provided along portions of the building with a nil setback to the street boundary, with a:

- Minimum height of 3m above the footpath; and
- Minimum depth of 2.5m or to the outer edge of a footpath, whichever is the lesser, as measured from the lot boundary.



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

6 October 2023

Date



Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB LAeq(Day) and 55 dB LAeq(Night))	Package B (up to 63 dB LAeq(Day) and 58 dB LAeq(Night))	Package C (up to 65 dB LAeq(Day) and 60 dB LAeq(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. 	<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. 	<ul style="list-style-type: none"> Windows systems: Glazing up to 20% 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. 	<ul style="list-style-type: none"> Windows systems: As above. 	<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.
	Opposite	No requirements	<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. 	<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.
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. 	<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. 	<ul style="list-style-type: none"> Windows and external door 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. 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 systems: As above. 	<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. 	<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.
	Opposite	No requirements	No requirements	<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.
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. 	<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 50mm thick 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. 	<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 50mm thick insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum $R_w + C_{tr}$ 40) - Standard roof construction with 2 x 10mm plasterboard ceiling and minimum R3.0 insulation between ceiling joists. Eaves to be closed using 6mm thick compressed fibre cement sheet. Mechanical ventilation - Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Boundary wall to be minimum 2m high; or Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor. 	<ul style="list-style-type: none"> Boundary wall to be minimum 2.4m high; or Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor. 	<ul style="list-style-type: none"> Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

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.

Source: Lloyd George Acoustics Pty Ltd_24 January 2019



This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2	
	6 October 2023
Manager Approval Services City of Wanneroo	Date

