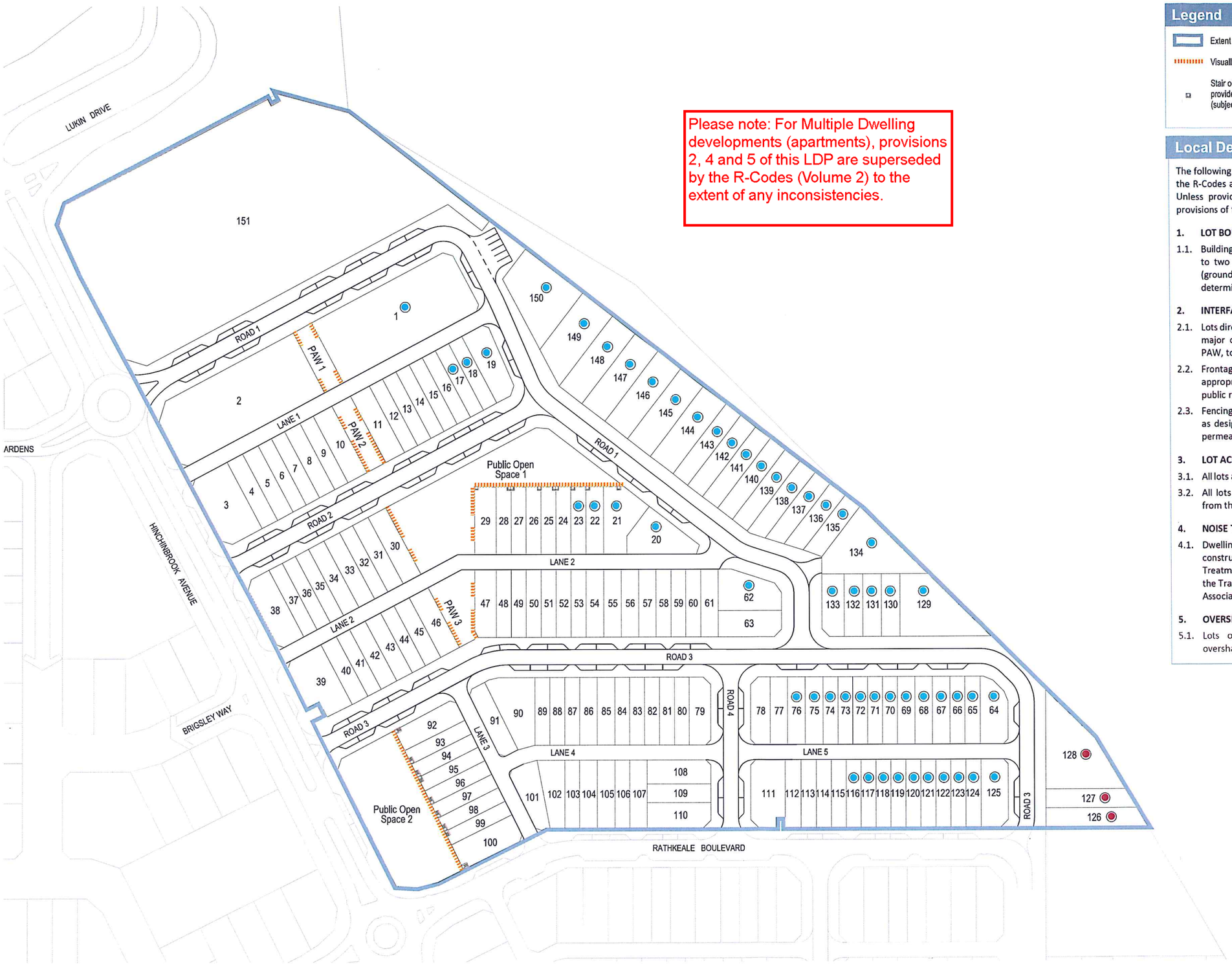

Please note: For Multiple Dwelling developments (apartments), provisions 2, 4 and 5 of this LDP are superseded by the R-Codes (Volume 2) to the extent of any inconsistencies.

Legend

- Extent of Local Development Plan
- Visually Permeable Fencing
- Stair or Ramp access to POS provided from Lots (subject to detailed design)

Quiet House Design Requirements (second storey and above only)

- Package A
- Package B

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. Unless provided for below, or as part of Agreed Structure Plan 27, the provisions of the District Planning Scheme No 2 and the R-Codes apply.

1. LOT BOUNDARY SETBACKS

1.1. Buildings on boundary (other than street and POS boundaries) allowed to two side boundaries (including southern boundary) for all levels (ground floor and second storey). Maximum length of zero-setback wall determined by front (primary street) and rear setback.

2. INTERFACE AND SURVEILLANCE

2.1. Lots directly adjacent a POS and/or PAW shall provide a minimum of one major opening that provides unobstructed views to the POS and/or PAW, to provide surveillance opportunities.

2.2. Frontages built to boundary adjacent POS and/or PAWs are to contain appropriate articulation, openings or glazing and present well to the public realm.

2.3. Fencing is to be visually permeable above one metre in height in areas as designated on the plan. Some variation in the location of visually permeable fencing is permitted, subject to detailed design.

3. LOT ACCESS

3.1. All lots adjacent a laneway shall achieve vehicle access from the laneway.

3.2. All lots directly adjacent a POS shall provide direct pedestrian access from the lot. Stairs or ramps to be provided where required (refer plan).

4. NOISE TREATMENT PACKAGES

4.1. Dwellings on lots identified as requiring "Quiet House Design" are to be constructed in accordance with the relevant 'Deemed to Comply Noise Treatment Package' specified on Sheet 2 this LDP, in accordance with the Transportation Noise Assessment Report prepared by Lloyd George Associates, unless varied otherwise and approved by the City.

5. OVERSHADOWING

5.1. Lots on this LDP are exempt from R-Code provisions limiting overshadowing for adjoining sites.

LOCAL DEVELOPMENT PLAN No. 6 - BUTLER RIDGEWOOD (SHEET 1 OF 2)
79 (Lot 815) Rathkeale Boulevard, Ridgewood
A Southern Cross Care / Department Communities/ Pindan JV Project

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 14/8/18.

scale: 1:1500@A3 | 0m 10 20m
plan: 16/033/006G
date: 14/06/2018
projection: PCG 94
designed: SB
checked: DM
drawn: BR

Taylor Burrell Barnett Town Planning and Design
Level 7, 160 St Georges Terrace, Perth WA 6000
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e: admin@tbbplanning.com.au

Acceptable Treatment Packages

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	• 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	• Windows systems: As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	• 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	• Windows and external door systems: As above.
	Opposite	No requirements
General	Any	• 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.
Outdoor Living Area		• Locate on the side of the building that is opposite to the corridor if practicable; or • Locate within alcove area so that the house shields it from corridor if practicable.

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	• 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	• Windows systems: As above.
	Opposite	• 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	• 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	• 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	• Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m^3 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.
Outdoor Living Area		• 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.

Mechanical Ventilation Requirements

It is noted that natural ventilation must be provided in accordance with F4.6 and F4.7 of Volume One and 3.8.5.2 of Volume Two of the National Construction Code. Where the noise *limit* is likely to be exceeded, a mechanical ventilation system is usually required. Mechanical ventilation systems will need to comply with AS 1668.2 – *The use of mechanical ventilation and air---conditioning in buildings*. In implementing the acceptable treatment packages, the following must be observed:

- Evaporative air conditioning systems will meet the requirements for Packages A and B provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened.
- Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements.
- External openings (e.g. air inlets, vents) need to be positioned facing away from the transport corridor where practicable.
- Ductwork needs to be provided with adequate silencing to prevent noise intrusion.

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.

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 14/2/18.

Taylor Burrell Barnett Town Planning and Design
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