

LOCAL DEVELOPMENT PLAN PROVISIONS

Local Development Plan Lots 53 & 54 (WAPC Approval 155208) of parent Lot 9500 Wanneroo Road, Woodvale (Local Development Plan xxx: Woodvale)

- The requirements of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes Volume 1 (R-Codes) apply, unless otherwise provided below.
- The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

Residential Density Code

The R-Code applicable to these lots is as per the Amended Woodvale Local Structure Plan 64 (R30).

PROVISIONS FOR LOTS 53 AND 54

Quiet House Design Requirements

Lots 53 and 54 are affected by the Quiet House Design Requirements described in the table opposite. All plans and supporting documents accompanying the Building Permit Applications for Lots 53 and 54 must clearly demonstrate compliance with the Quiet House Design Requirements.

Compliance with the package shown opposite shall be demonstrated to the City via a Building Application.

QUIET HOUSE DESIGN REQUIREMENTS

Lots 53 and 54 are affected by the Quiet House Design Requirements described in the table below. All plans and supporting documents accompanying the Building Permit Applications for Lots 53 and 54 must clearly demonstrate compliance with the following Quiet House Design Requirements.

Compliance with the below package shall be demonstrated to the City via a Building Application.

AREA	ORIENTATION TO ROAD OR RAIL CORRIDOR	PACKAGE A L _{Aeq} , Day up to 60dB L _{Aeq} , Night up to 55dB
Bedrooms	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 31dB: 60%] [if R_w+C_{tr} 34dB: 80%] Roof and ceiling to R_w+C_{tr} 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines for SPP 5.4
	Side-on	<ul style="list-style-type: none"> As above, except glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements As per Package A 'Side-on' As per Package A 'Facing'
Indoor Living and Work Areas	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 25dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 28dB: 60%] [if R_w+C_{tr} 31dB: 80%] External doors other than glass doors to R_w+C_{tr} 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines for SPP 5.4
	Side-on	<ul style="list-style-type: none"> As above, except glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements
Other indoor areas	Any	No requirements
Outdoor living areas	Any (Section 6.2.3 of the Implementation Guidelines for SPP 5.4)	<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

Alternative construction methods to those detailed in these Quiet House Design Packages may be accepted by the City of Wanneroo where the alternative design and construction methods are supported by a further, site specific Acoustic Report prepared by a suitably qualified acoustic consultant as part of the Development Application.



APPROVAL

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

5 December 2019

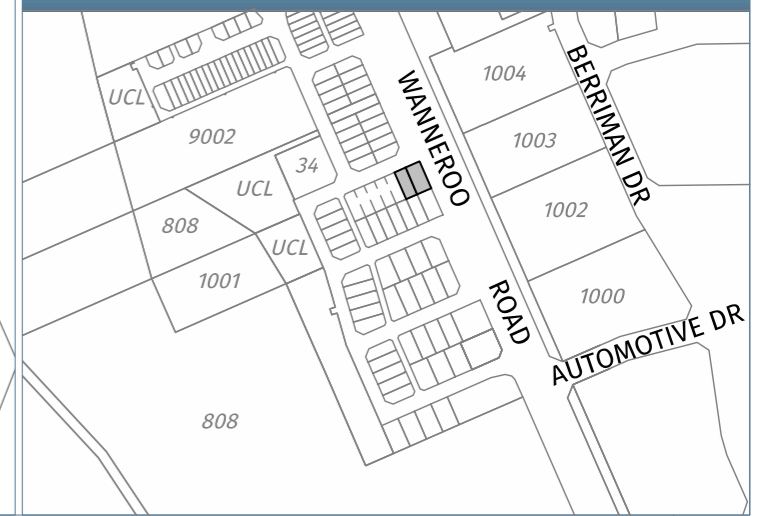
Manager, Approval Services
City of Wanneroo

Date

LEGEND

- Lots Subject to this LDP
- Vehicular Access Restriction
- 2.0m high Noise Barrier to Wanneroo Road
- Quiet House Design Requirements Package A

LOCATION MAP



LOCAL DEVELOPMENT PLAN No.4: WOODVALE

Plan No. | 20390-02
 Date | 24/09/19
 Drawn | JW
 Checked | BH
 Revision | F

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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:750@A3
 0 10m 20m

NOTE: This plan has been prepared for planning purposes. Areas, contours and Dimensions shown are subject to survey

