



Legend

- Site Boundary
- Lot subject to LDP
- Lot subject to LDP - Rear Loaded Terrace (Provisions 6-11)
- Lot subject to LDP - Narrow Frontage Lots (Provisions 12-14)
- No Vehicle Access
- No Vehicle Access - 2.4m High Noise Walls
- Dwelling Orientation (Provision 3a)
- Side Boundary Fencing (Provision 3b)
- Passive Surveillance (Provision 4)
- Trees to be Retained (Provision 5)
- Existing Trees Considered for Retention
- Garage permitted to corner truncation boundary (Provision 9b)
- Single Garage only permitted in this location (Provision 9c)
- Designated Driveway Crossover (Provision 12b)
- Balcony Projection to corner truncation boundary (Provision 14b)
- Garage Location (single storey housing only)
- Uniform Fencing (by developer)
- Designated Bin Pads for Lots 144-148 and Lot 159 Tongariro Lane
- Foot Path

Quiet House Packages Apply (Provision 16)

- Ground Floor - Package A
- Upper Floor - Package A
- Ground Floor - Package B
- Upper Floor - Package B
- Ground Floor - Package C
- Upper Floor - Package C

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

2 November 2020
 Manager, Approval Services Date
 City of Wanneroo

LOCAL DEVELOPMENT PLAN PROVISIONS

1. The requirements of the R-Codes and the R-MD Codes (as applied through the City's Medium-Density Housing Standards (R-MD) Local Planning Policy) are varied as shown on this plan.
2. The requirements of the R-Codes, R-MD Codes and City of Wanneroo District Planning Scheme No. 2 shall be satisfied in all other matters.
3. Dwelling Orientation and Fencing:
 - a. Where specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessed from this frontage.
 - b. For Lot 139 Crinoline Lane, side boundary fencing adjacent to Overland Approach is restricted to a minimum 0.5m setback from the rear lot boundary to preserve sightlines for vehicles reversing from the garage.
4. Passive Surveillance: Where two storey development is proposed for Lot 31 Routeburn Street, lot 139 Crinoline Lane, Lots 140 and 148 Tongariro Lane, Lots 158 and 168 Yetar Lane and Lots 184 and 193 Larapinta Parkway, passive surveillance of the adjacent park and / or road is to be achieved by at least one major opening from a first floor habitable room having a view of the space respective park and / or road.
5. Identified trees to be retained shall not be removed without the approval of the City of Wanneroo.

Rear Loaded Terrace Provisions: For lots so depicted on the Plan the following additional provisions apply:

6. Boundary Setbacks: 1.0m minimum permissible for wall height 7.0m or less.
7. Boundary Walls: Boundary Walls are permitted to both side boundaries provided that the boundary wall is located behind the primary setback line. There is no maximum length restrictions for boundary walls.
8. Building Height:
 - a. Building heights (including boundary walls) shall comply with Table 3 (Category B) of the R-Codes, excepting that the top of external walls (roof above) is permitted to a maximum of 7.0m.
 - b. Dwellings are to be a minimum of two (2) storeys in height.
9. Garage Setbacks and Vehicle Access:
 - a. Garages are to be setback a minimum of 1.0m from the rear laneway. Driveways may have a nil setback to a side lot boundary.
 - b. For Lots 118 and 128 Crinoline Way and Lot 41 Jatbula Lane, garages are permitted up to the rear corner truncation boundary subject to compliance with secondary street setbacks.
 - c. For Lot 158 Yetar Lane, a single garage is permitted.
10. Overshadowing: No maximum overshadowing.
11. Bin Pads: Excluding Lots 144 - 148 and 159 Tongariro Lane, laneway lots are to have a designated bin pad area (1.5m wide x 1.0m deep) located adjacent to the rear laneway in a position that is accessible to the City's waste disposal services, while taking into account adjacent fences, gutters and built form.

Narrow Frontage Lot Provisions: For lots so depicted on the Plan the following additional provisions apply:

12. Driveways may have a nil setback to a side lot boundary.
13. Where single storey development is proposed:
 - a. Garages are to be setback a minimum of 0.5m behind the dwelling alignment in the general location depicted on the plan.
 - b. Driveway Crossovers: Driveway crossovers shall be shared jointly and consolidated within the Designated Driveway Crossover locations depicted on the plan. Consolidated driveway width shall be a maximum 4.0m where intersecting with the road reserve.
14. Where two storey development is proposed:
 - a. Provisions 6, 7, 8 and 10 above apply.
 - b. Balcony Projection: For Lot 105 Routeburn Street, a second story balcony is permitted up to the corner truncation boundary, subject to compliance with primary and secondary street setbacks.
 - c. Garage Width: Double garages are permitted for lots less than 10.5m wide where a second storey is provided with a front balcony projecting at least 1.0m forward of the garage alignment.
15. Visual Privacy: No privacy provisions apply from any habitable room between Lots 63 - 66 Routeburn Street.

Acoustic Attenuation:

16. Quiet house design requirements apply to lots identified on this LDP. The applicable quiet house design packages are included at Appendix 1 of the LDP. Modifications to the quiet house design requirements may be approved by the City of Wanneroo where demonstrated in a Transportation Noise Assessment that proposed development will meet an acceptable level of acoustic amenity.



CADASTRAL INFORMATION
 SOURCE: MNG
 YMMDD: 200403
 DWG REF: 102272pr-014e
 PROJECTION: PCG94



SIZE A3 1:2000



I	MOD PROVISION 6 AND NEW 8b	201029	LI	DP
H	NEW PROVISION 13	200904	LI	LI
G	FINAL WANNEROO MODS	200812	SB	DP
F	WANNEROO MODS	200807	SB	DRAFT
E	LOTS 158,159+139,TEXT & PRECAL	200610	LI	LI
D	UPDATE GRAPHICS, TEXT & PRECAL	200403	SB/LI	LI
C	UPDATE GRAPHICS & TEXT	200401	SB	DRAFT
B	UPDATE GRAPHICS & TEXT	200330	LI	DRAFT
REV	DESCRIPTION	YMMDD	DRAWN	APPRD

LOCAL DEVELOPMENT PLAN - MYELLA ESTATE
Lots 6, 7 and 8 Drobers Place, Wanneroo
 City of Wanneroo

JOB CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
SATDRO	DES	DWG	005	I

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

Appendix 1 - Quiet House Packages

Lloyd George Acoustics

Quiet House Package A

56-58 dB $L_{Aeq}(\text{Day})$ & 51-53 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; Up to 60% floor area ($R_w + C_{tr} \geq 28$); Up to 80% floor area ($R_w + C_{tr} \geq 31$).
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 35mm Solid timber core hinged door and frame system certified to $R_w 28$ including seals; Glazed sliding door with 10mm glass and weather seals.
		As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; Single leaf of 150mm brick masonry with 13mm cement render on each face. One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside. 	
		As above, except $R_w + C_{tr}$ values may be 3 dB less.	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. 	
Outdoor Living Areas		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.	

Lloyd George Acoustics

Quiet House Package B

59-62 dB $L_{Aeq}(\text{Day})$ & 54-57 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$); Up to 80% floor area ($R_w + C_{tr} \geq 34$).
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 28$: <ul style="list-style-type: none"> 40mm Solid timber core hinged door and frame system certified to $R_w 32$ including seals; Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+). 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. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (R2.0+) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation. 	
Outdoor Living Areas		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 2.4 metres height above ground level.	

Lloyd George Acoustics

Quiet House Package C

63-66 dB $L_{Aeq}(\text{Day})$ & 58-61 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 20% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 40% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Not recommended. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 30$: <ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; 40mm Solid timber core side hinged door, frame and seal system certified to $R_w 32$ including seals. Any glass inserts to be minimum 6mm.
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+). 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. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (R2.0+) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
		As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 40$: <ul style="list-style-type: none"> Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; R3.0+ insulation batts above ceiling; 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters. 	
Outdoor Living Areas		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 2.4 metres height above ground level.	

MECHANICAL VENTILATION REQUIREMENTS

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of $R_w 40$ dB 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.