



LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove Agreed Local Structure Plan No. 21A or the Residential Design Codes (R-Codes) apply.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying “Deemed-to-Comply” requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute “Deemed-to-Comply” and neighbour consultation with respect to those items is not required.

PUBLIC OPEN SPACE INTERFACE (POS)

Lots 1672 & 1673

- 1. Fencing abutting POS shall be provided in accordance with Quite House Design requirements (refer Attachment 1).
- 2. Buildings shall be setback a minimum distance of 2 metres from the POS boundary where identified on this LDP.

Lots 1668-1671, 1889

The following provisions are applicable to lots fronting POS:


- 3. Buildings shall be setback a minimum distance of 2 metres from the POS boundary where identified on this LDP.
- 4. Buildings shall be setback a minimum distance of 1m from side boundaries abutting POS where identified on this LDP.
- 5. Dwellings adjoining POS shall have an outdoor living area (excluding Lot 1889) and a minimum of one habitable room with a major opening that has clear view of the POS.
- 6. Visually permeable fencing (as defined by the R-Codes) shall be provided along the boundary abutting POS where identified on this LDP.
- 7. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- 8. All clothes drying areas shall be screened from the POS.

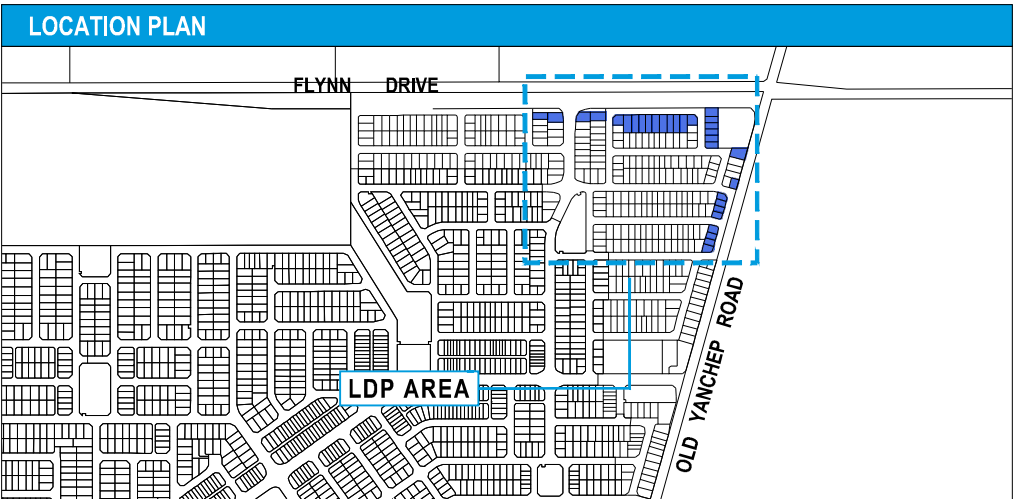
QUIET HOUSE DESIGN

(Lots 2265, 2266, 3735, 3715, 3688-3698, 1672, 1673, 1884, 1889, 3047-3050, 3091-3094)

- 9. Quiet House Design requirements are applicable to lots as identified on this LDP. Details of Quiet House Design requirements are included in Attachment 1 of the LDP.
- 10. With the exception of outdoor living area Quiet House Design variations required for POS interface, modifications to Quiet House Design requirements may be approved by the City where it can be demonstrated via a noise assessment (undertaken by a suitably qualified professional) that the proposed development will be provided at an acceptable level of acoustic amenity.

ENDORSEMENT TABLE

	16 December 2021
Manager Approvals Services, City of Wanneroo	Date
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.	



ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED 19 June 2020 and the addendum dated 3 May 2021.

For those residence exposed to traffic noise, the deemed to satisfy Quiet House Design requirements are as outlined below.

Exposure Category	Orientation to corridor	Acoustic ratings					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
A Quiet House A	Facing	Bedroom and Indoor Living and work areas ➤ $R_w + C_{tr}$ 45dB	Bedrooms: ➤ $R_w + C_{tr}$ 28dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 25dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB	➤ $R_w + C_{tr}$ 35dB	➤ 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	➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces
	Side On		Bedrooms: ➤ $R_w + C_{tr}$ 25dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 22dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 22 dB			
	Opposite		No specific requirements	No specific requirements			
B Quiet House B	Facing	Bedroom and indoor living and work areas ➤ $R_w + C_{tr}$ 50dB	Bedrooms ➤ $R_w + C_{tr}$ 31dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 28dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 31 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB	➤ $R_w + C_{tr}$ 35dB	➤ 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	➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces
	Side-On		Bedrooms ➤ $R_w + C_{tr}$ 28dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 28dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB			
	Opposite		Bedrooms ➤ $R_w + C_{tr}$ 25dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 25dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 22 dB			

NOTE:

In respect to outdoor noise targets for outdoor living areas, *State Planning Policy 5.4 Road and Rail Noise Policy* Measure 6.1 states that "it is recognised that in some instances, it may not be reasonable and/or practical to meet the outdoor noise targets. Where transport Noise is above the noise targets, measures are expected to be implemented that balance reasonable and practicable considerations with the need to achieve acceptable noise protection outcome".