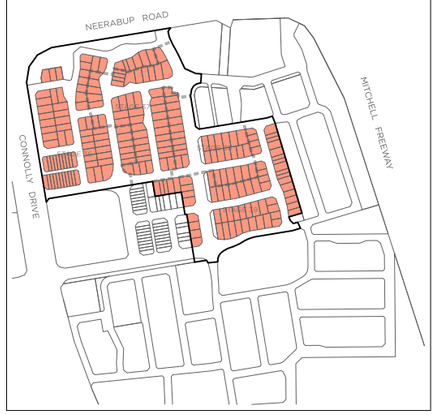
LOCATION PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS

The following standards are deemed to meet the relevant Design Principles of the Residential Design Codes (R- Codes) and do not require consultation with the adjoining landowners.
Unless provided for below, or as part of Tamala Park Agreed Local Structure Plan No. 79 (LSP79), the provisions of District Planning Scheme No.2 and the R-Codes apply.

1. BUILDING FORM

Provisions	
a) R60 Front Loaded Lots Note: Applicable only to Lots: - Belford Way: 3103 – 3107 - Mapleton Ave: 3108	i. Double garages are only permitted where an upper floor is proposed, and subject to: a) The upper floor protruding minimum 500mm forward of the garage within the front setback area. b) The upper floor extending minimum 75% across the lot frontage. c) Maximum 4.5m wide crossovers with driveways progressively tapering to match the width of the garage door.

2. PUBLIC OPEN SPACE SURVEILLANCE

Provisions	
a) Public Open Space Frontage Note: Applicable only to Lots: - Karijini Loop: 3030 – 3032	i. Dwellings directly fronting public open space shall include: a) at least one major opening to a habitable room on the ground floor, and upper floor (where applicable); and b) a designated outdoor living area.

3. VEHICULAR ACCESS & GARAGES

a) Designated garage and crossover locations apply to lots identified on the plan. Designated garage locations do not prescribe boundary walls or garage widths but reference the side of the lot to which the garage must be located.
b) Permitted garage and crossover locations apply to lots identified on this plan. Vehicle access to on-site car parking spaces is permitted to the primary street, and garage locations may be provided where identified on this plan.

Note: Access points will not be altered where they impact on established street trees retained through subdivision.

4. ESTATE BOUNDARY FENCING

a) Any uniform Estate fencing/retaining on private lots shall not be modified without written approval from the City of Wanneroo, and shall be maintained as visually permeable by landowners where applicable.
b) For Lots 3030 – 3032 Karijini Loop, visually permeable fencing shall be provided to the 'Public Open Space Frontage', including a minimum 3m return for a boundary siding a public open space.

5. NOISE MANAGEMENT – ROAD NOISE

a) Quiet house design requirements are applicable to those lots identified on this plan. Details of the quiet house design package is included in Attachment 1.

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

Manager Approval Services
City of Wanneroo

Date 2 October 2023

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60
- DESIGNATED GARAGE LOCATION
- PERMITTED GARAGE LOCATION
- PRIMARY STREET FRONTAGE
- PUBLIC OPEN SPACE FRONTAGE
- ESTATE BOUNDARY FENCING
- NO VEHICULAR ACCESS
- EXISTING TREES TO BE RETAINED
- REQUIRES "PACKAGE A" QUIET HOUSE DESIGN AND NOTIFICATION ON TITLE
- RETAINING WALLS

LOCAL DEVELOPMENT PLAN 9

WAPC Ref: 160750 & 162201

Catalina Estate (Stages 36-39), TAMALA PARK

Aerial supplied by:
Aerial Date Stamp:
Survey supplied by: MNG
Plan Number: NPS1059 - 001
Revision Number: A
Drawn By: JP
Client: CRC

0 20 40 60 80 100 120m

Scale: 1:2000 @A3 | Date Issued: 12.07.2023 | ©Niche Planning Studio

NICHE STUDIO

ATTACHMENT 1

Road Traffic and Passenger Rail
Quiet House Requirements
(*Based on Table 3 of State Planning Policy 5.4 2019*)

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					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 to Rw + Ctr 45dB** **Stud Frame Walls** ➢ One row of 92mm studs at 60mm centres with: ➢ Resilient steel channels fixed to the outside of the studs; and ➢ 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and ➢ 75mm glass wool (11kg/m3) or 75mm polyester (14kg/m3) insulation, positioned between the studs; and ➢ -Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs. **Brick Walls** ➢ Single leaf of 150mm brick masonry with 13mm cement render on each face: **OR** ➢ Double brick: two leaves of 90 mm clay brick masonry with a 20mm cavity between leaves.	**Bedrooms**: ➢ Fully glazed hinged door with certified **R_w+C_{tr} 28dB** rated door and frame including seals and 6mm glass **Indoor Living and work areas:** ➢ 35mm solid core timber hinged door and frame system certified to **Rw 28dB** including seals**: OR** ➢ Glazed sliding door with 10 mm glass and weather seals	**Bedrooms**: ➢ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulted glazing (**R_w+C_{tr} 28 dB**). Sealed awning or casement windows may use 6 mm glazing instead**: OR** ➢ Up to 60% floor area: as per above but must be sealed awning or casement type windows (**R_w+C_{tr} 31dB**). **Indoor Living and work areas** ➢ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulted glazing (**R_w+C_{tr} 25dB**)**: OR** ➢ Up to 60% floor area: As per Bedrooms at up to 40% area (**Rw+Ctr28 dB : OR** ➢ Up to 80% floor area: As per Bedrooms at up to 60% area (**R_w+C_{tr} 31 dB**).	**To R_w+C_{tr} 35dB** ➢ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling	➢ 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 ➢ 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
	Side On		As per "Facing" above, except R_w+C_{tr} values may be 3dB less, e.g. glazed sliding door with 10 mm glass and weather seals for bedrooms	As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%			
	Opposite		No specific requirements	No specific requirements			