

LOCATION PLAN



LDP PROVISIONS

The provisions the City of Wanneroo District Planning Scheme No. 2 (DPS2), State Planning Policy 7.3 Residential Design Codes (R-Codes) and the City of Wanneroo's Local Planning Policy 4.19 Medium Density Housing Standards (R-MD) are varied as detailed in this Local Development Plan. The requirements of the DPS2, the R-Codes and the R-MD Codes shall be satisfied in all other matters.

Consultation with adjoining or other landowners to achieve a variation to DPS2, The R-Codes and the R-MD Codes, as provided for by this Local Development Plan, is not required.

The density code for each lot is as per the prevailing R-Codes Plan.

The provisions addressed below and accompanying plans relate to Condition 10 of WAPC Ref: 161417

SITE ACCESS AND GARAGES

- Garages to be located in accordance with the nominated location on this Local Development Plan. Minor discretion to garage location may be applied

OPEN SPACE INTERFACE

- Lots 1-11, 73-77 and 459-467 shall provide an outdoor living area, or at least one major opening to a habitable room overlooking the Public Open Space.
- All clothes drying and storage areas shall be screened from public view from the Public Open Space. Enclosed, non-habitable structures such as storage sheds visible from the public realm will be permitted if attached to the dwelling and constructed of the same materials as the dwelling.

FENCING

- All uniform fencing to be provided by the developer as identified on the Local Development Plan.
- Uniform fencing shall be maintained by the landowner and shall not be modified without written consent from the City of Wanneroo.

ACOUSTIC ATTENUATION

- Quiet house design requirements apply to the lots identified on this Local Development Plan. The applicable quiet house design packages are included in Appendix 1.

ENDORSEMENT TABLE

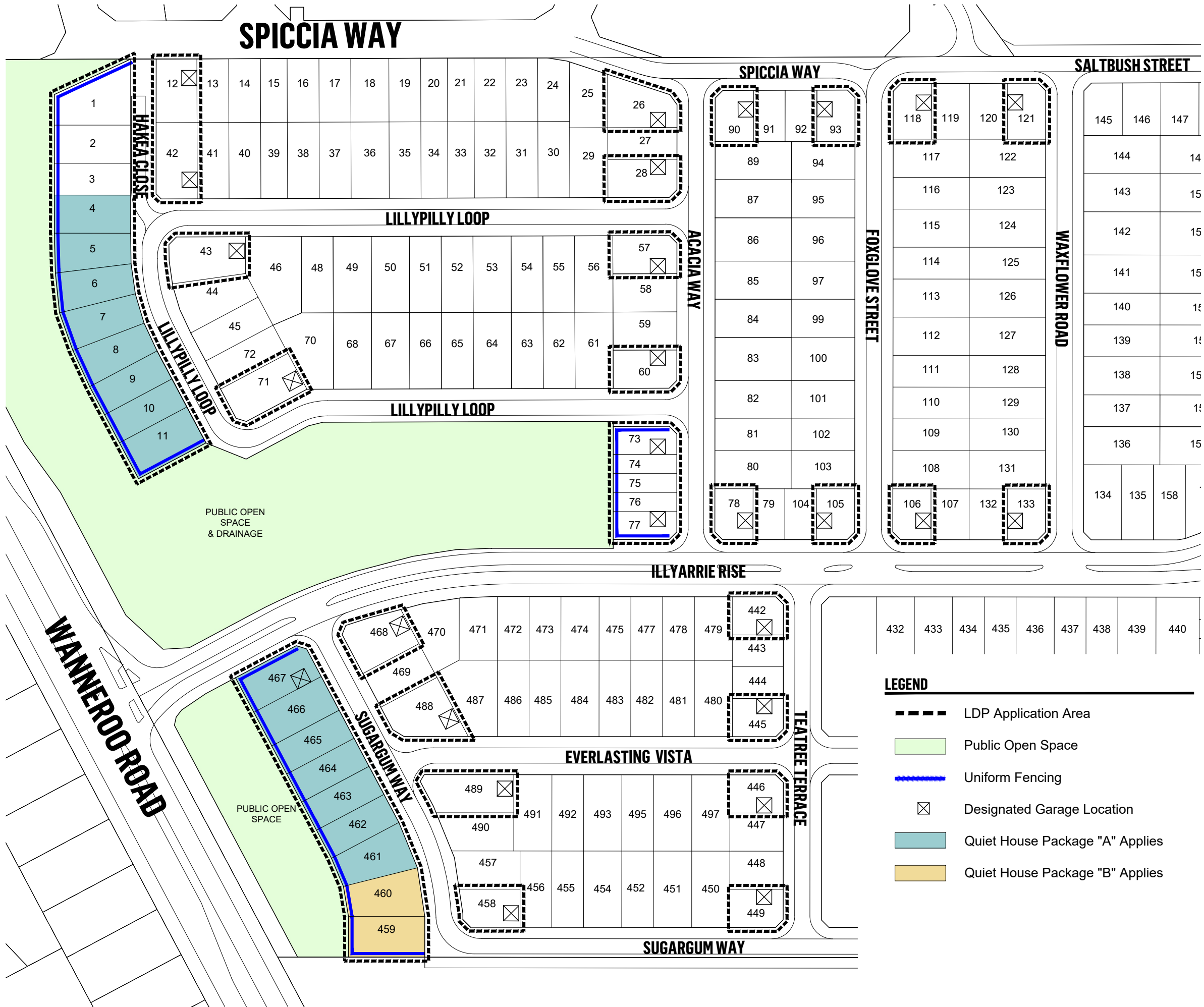
This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.

18 October 2024

Manager, Approval services
City of Wanneroo

Date

SPICCIA WAY



LEGEND

- LDP Application Area
- Public Open Space
- Uniform Fencing
- Designated Garage Location
- Quiet House Package "A" Applies
- Quiet House Package "B" Applies



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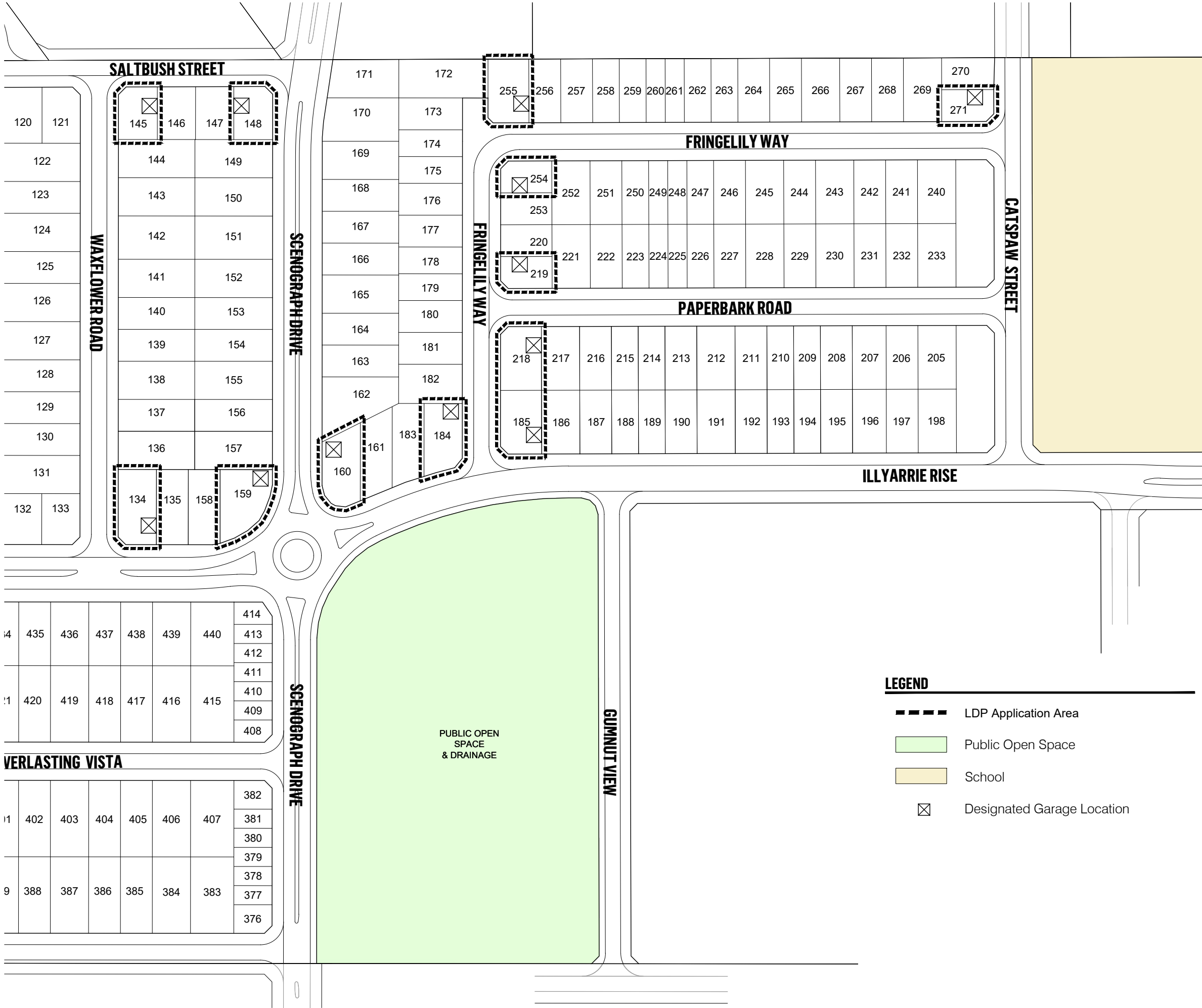
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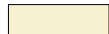

Manager, Approval services
City of Wanneroo

18 October 2024

Date



LEGEND

-  LDP Application Area
-  Public Open Space
-  School
-  Designated Garage Location



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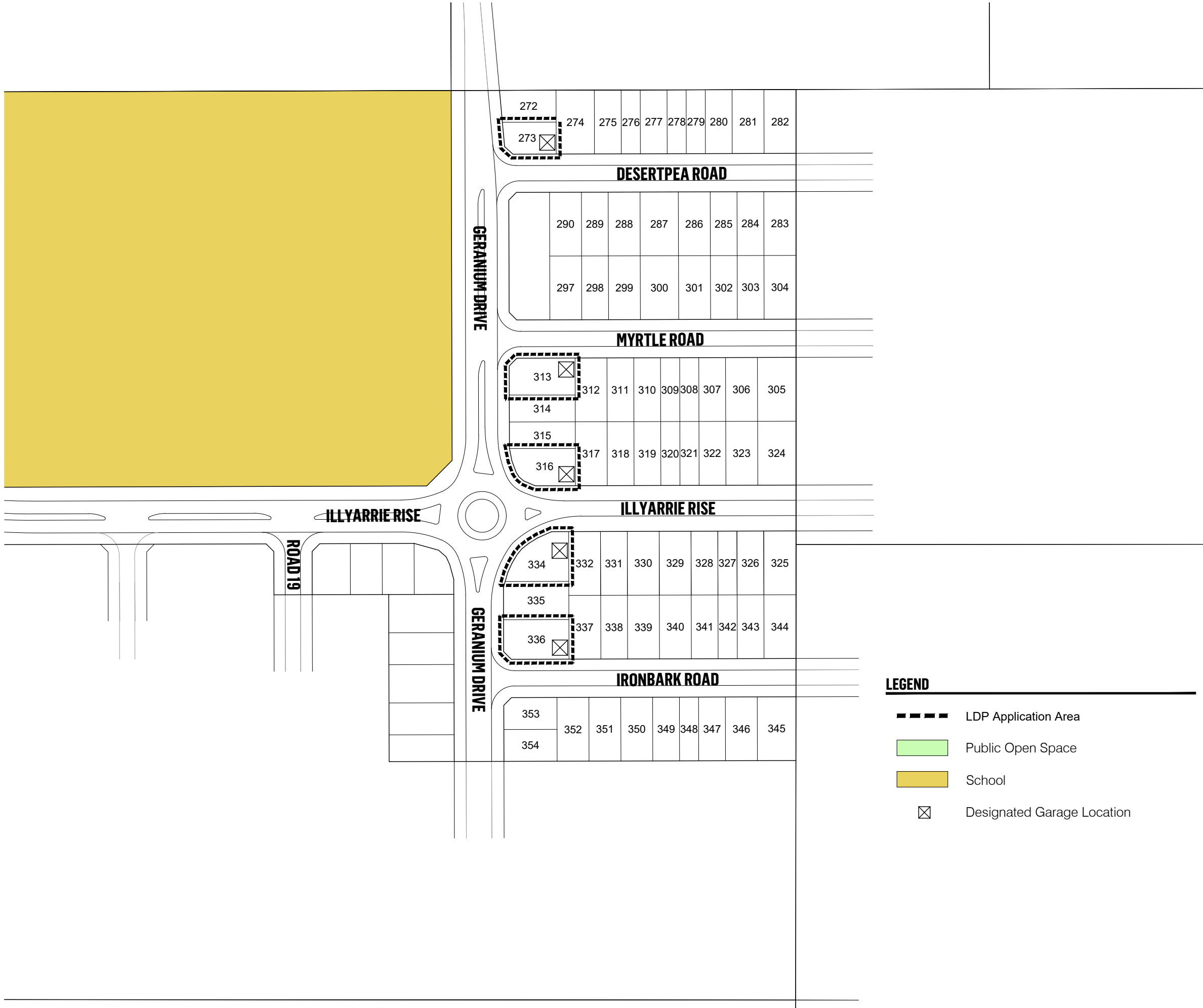
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LEGEND

- LDP Application Area
- Public Open Space
- School
- ⊗ Designated Garage Location



APPENDIX 1

Quiet House Design Packages are outlined in the following tables.

QUIET HOUSE PACKAGE A

56-58 dB LAeq(Day) & 51-53 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living & Work Areas
External Windows	Facing	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 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 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none">Sealed awning or casement windows with minimum 6mm glass.	Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	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	Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	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.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	$R_w + C_{tr} \geq 45$: <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; and9.5mm 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 11kgkg/m3/; and2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	$R_w + C_{tr} \geq 35$: <ul style="list-style-type: none">Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	

QUIET HOUSE PACKAGE B

59-62 dB LAeq(Day) & 54-57 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living & Work Areas
External Windows	Facing	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 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 ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none">Fixed sash, awning or casement with minimum 10mm glass or 6mm- 12mm-10mm double insulated glazing.	Up to 60% floor area ($R_w + C_{tr} \geq 31$);
			Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	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	Fully glazed hinged door with certified R/w + C/tr ≥ 31 rated door and frame including seals and 10mm glass.	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 ≥ 28 rated door and frame including seals and 6mm glass.
	Side On	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	$R_w + C_{tr} \geq 45$: <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; andOne layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	$R_w + C_{tr} \geq 35$: <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	