jindowie

Government of Western Australia
Department of Communities

DRAFT

PROVISIONS

The provisions of this Local Development Plan and attachments apply in addition to the provisions of Local Structure Plan No.76.

QUIET HOUSE DESIGN REQUIREMENTS

1. Quiet House Design (Package A) requirements are applicable to lots identified on the plan. Details of Quiet House Design Packages are included in Attachment 1.

BUSHFIRE

2. Buildings on the lots identifed as being Bushfire Prone Areas shall be constructed in accordance with AS3959. The approved Fire Management Plan (prepared by Bushfire Safety Consulting and dated February 2015) requires the following Bushfire Attack Levels (BALs) as identified on this LDP.

BAL 12.5 BAL 19 BAL 29

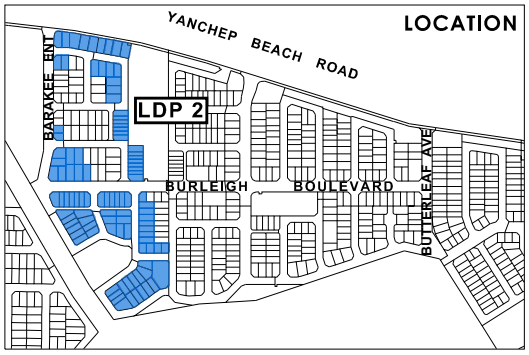
OTHER

Requirements for Lots 756-762 and 795-802.

3. Dwellings shall be set back a minimum of 1m from POS lot boundaries.
4. Dwellings adjoining POS shall have a minimum of one habitable room (excluding bedrooms) with a major opening that has a clear view of the POS.
5. Visually-permeable fencing, as defined by the R-Codes, shall be provided to rear boundaries abutting POS, as illustrated.
6. Visually-permeable fencing, as defined by the R-Codes, shall be provided to side boundaries abutting POS for a minimum of one-third of the length of that boundary, as illustrated.
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 structures such as gazebos, patios and pergolas are exempt from this provision.
8. Double garages to the laneway are permitted for Lots 756-762.

LEGEND

- Lots subject to LDP
- No Vehicular Access
- Visually permeable fencing
- Primary Frontage
- Secondary street orientation
- * Lots subject to quiet house design 'Package A' requirements
- GH Grouped Housing Site



ENDORSEMENT TABLE

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.

CLE Town Planning + Design
www.cleplan.com.au

LOCAL DEVELOPMENT PLAN 2

2125-213D-01 14 August 2020 NTS

Jindowie

Package A: Noise levels within the *margin*

The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise *target* but are within the *limit*.

Area type	Orientation	Package A measures
Bedrooms	Facing or Side-on to Road/Rail	• 6mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • No external doors • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning[1]
	Opposite Side of House to Road/Rail	No requirements
Living and work areas[2]	Facing or Side-on to Road/Rail	• 6mm (minimum) laminated glazing • Fixed, casement or awning windows with seals • 35mm (minimum) solid core external doors with acoustic seals[3] • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning
	Opposite Side of House to Road/Rail	No requirements
Other	Any	• Double brick cavity construction • Slab on ground • 10mm plasterboard ceiling with minimum R2.5 insulation between ceiling joists.

[1] See section on Mechanical ventilation/airconditioning for further details and requirements.
[2] These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".
[3] Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.