



Local Development Plan Provisions

The provisions of the Residential Design Codes (R-Codes) and the City's Medium Density Housing Standard (R-MD) Local Planning Policy are varied as shown on this plan. The requirements of the R-Codes, R-MD and City of Wanneroo District Planning Scheme No. 2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required.

Vehicular Access

- Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate, as identified in the attached 'Domestic Driveways Advice, Jindowie' (September 2021).

Noise Attenuation

- For residential development of lots as shown in this LDP that are subject to noise attenuation, dwelling design is to address Western Australian Planning Commission State of Planning Policy 5.4 'Road and Rail Noise' (SPP 5.4) through implementation of an appropriate Quiet House Design (QHD) to achieve an acceptable level of noise mitigation. QHD requirements (as shown in the LDP Sheet 2) apply to lots identified in this LDP as follows:
 - Quiet House Design Package A for Lots 851, 879, 892 – 895 and 915.
 - Quiet House Design Package B for Lots 850, 880 and 916.
- Modifications to the QHD requirements may be approved by the City of Wanneroo, where demonstrated in an Acoustic Assessment prepared by a qualified consultant, that proposed development will meet an acceptable level of acoustic amenity as required under SPP 5.4, to the satisfaction of the City of Wanneroo.

Interface with Public Open Space

- The following provisions shall apply to Lots 850 and 880 which adjoin the public open space (POS):
 - Proposed dwellings shall incorporate at least one major opening to habitable room(s) facing the POS.
 - Any fencing along the common boundary between the lots and POS is to be visually permeable 1.2m above natural ground level, but may contain portions that are not visually permeable to order to provide screening to bedrooms, outdoor living areas and clothes drying areas.
 - Any visually permeable uniform fencing, retaining, stairwells and gates installed by the developer adjacent to the POS reserve shall not be modified without the prior approval of the City of Wanneroo.
 - No boundary walls for development are permitted along the common boundary between the lots and the POS, with a minimum setback of 1.0m to the POS boundary.

Garages

- For front loaded lots with street frontages between 10.5 and 12m, a double garage (including supporting structures as defined by the R-Codes) is permitted to a maximum width of 6.0m as viewed from the street subject to:
 - Garage setback a minimum of 0.5m behind the building alignment
 - A major opening to a habitable room directly facing the primary street
 - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - No vehicular crossover wider than 4.5m where it meets the street.



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

Manager, Approval Services:
City of Wanneroo

Date:

Local Development Plan Jindowie Estate (Stage 22)

Lot 9043 Yanchep Beach Road - Sheet 1 of 2



Quiet House Package A

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

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 ($R_w + C_{tr} \geq 31$).
	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.
	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; or Single leaf of 150mm brick masonry with 13mm cement render on each face; or 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/m^3; and 2 x 16mm fire-rated plasterboard to inside. 	
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.		

Quiet House Package B

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

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 ($R_w + C_{tr} \geq 34$).
	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	<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.
	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	<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 25mm glasswool or polyester (24kg/m^3). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). 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 (11kg/m^3) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
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.		

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.

Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations.

The Notification is to state as follows:

This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.

Local Development Plan Jindowie Estate (Stage 22)

Lot 9043 Yanchep Beach Road - Sheet 2 of 2

jindowie

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