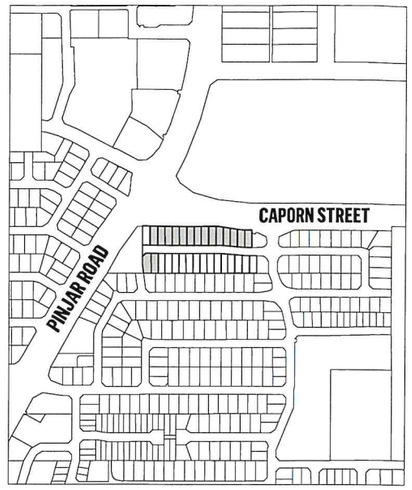
LOCATION PLAN



LEGEND

- SUBJECT AREA
- GROUND FLOOR - PACKAGE A
  UPPER FLOOR - PACKAGE B
- GROUND FLOOR - NO PACKAGE
  UPPER FLOOR - PACKAGE A

ENDORSEMENT TABLE

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

A/Manager of Approval Services
City of Wanneroo

10/10/2019
Date

URBIS

LOCAL DEVELOPMENT PLAN NO.5 - EAST WANNEROO CELL 2

LOT 701 CAPORN STREET, SINAGRA

Level 14, The Quadrant, 1 William Street | Perth WA 6000 Australia | +61 8 9346 0500 | URBIS Pty Ltd | ABN 50 105 256 228

CLIENT
Buckley Land PTY LTD

1:1,000 @ A3
0 10 20m

PROJECT NO. P0002464
DRAWING NO. 03.1
DATE 13.09.19
REVISION a

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan related to Western Australia Planning Commission approved subdivision development WAPC Ref: 157862.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City's District Planning Scheme No. 2 (DPS 2) and State Planning Policy 3.1 - Residential Design Codes (R-Codes) are to be satisfied.

1) NOISE MANAGEMENT

As defined in the Transportation Noise Assessment (amended September 2019) prepared by Lloyd George Acoustics, the following Quiet House Design packages apply:

a. Package A to ground floor of LDP Lots 501 - 514;

b. Package A to upper floor of LDP Lots 515 and 516; and

c. Package B to upper floor of LDP Lots 501 - 514.

TABLE 1: PACKAGE A

Area	Orientation to Road Corridor	Package a (up to 60db $L_{Aeq\ (Day)}$ and 55 db ($L_{Aeg\ (night)}$)
Bedrooms	Facing	Windows systems: Glazing up to 40% of floor area (minimum R_w + C_{tr} 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	Windows systems: As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	Windows and external door systems: Glazing up to 60% of floor area (minimum R_w + C_{tr} 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.
	Side	Windows and external door systems: As above.
	Opposite	No requirements.
General	Any	Walls (minimum R_w + C_{tr} 45) – Two leaves of 90mm thick brick with minimum 50mm cavity. Roof and ceiling (minimum R_w + C_{tr} 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm compressed fibre cement sheet. Mechanical ventilation - Refer to mechanical ventilation requirements.
Outdoor Living Areas		Locate on the side of the building that is opposite to the Pinjar Road corridor if practicable; or Locate within alcove area so that the house shields it from corridor if practicable.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

TABLE 2: PACKAGE B

Area	Orientation to Road Corridor	Package a (up to 63db $L_{Aeq\ (Day)}$ and 58 db ($L_{Aeg\ (night)}$)
Bedrooms	Facing	Windows systems: Glazing up to 40% of floor area (minimum R_w + C_{tr} 31) - 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	Windows systems: As above.
	Opposite	Windows systems: Glazing up to 40% of floor area (minimum R_w + C_{tr} 25) - 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
Other Habitable Rooms Including Kitchens	Facing	Windows and external door systems: Glazing up to 60% of floor area (minimum R_w + C_{tr} 31) - 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming R_w + C_{tr} 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	Windows and external door systems: Glazing up to 60% of floor area (minimum R_w + C_{tr} 28) - 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Glass doors to be same performance (R_w + C_{tr} 28) including brush seals.
	Opposite	No requirements.
General	Any	Walls (minimum R_w + C_{tr} 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m^3 insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum R_w + C_{tr} 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm compressed fibre cement sheet. Mechanical ventilation – Refer to mechanical ventilation requirements.

PACKAGE B - CONTINUED

Area	Orientation to Road Corridor	Package a (up to 63db $L_{Aeq\ (Day)}$ and 58 db ($L_{Aeg\ (night)}$)
Outdoor Living Areas		Locate on the side of the building that is opposite to the Pinjar Road corridor if practicable; or Locate within alcove area so that the house shields it from corridor if practicable.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

MECHANICAL VENTILATION REQUIREMENTS:

Natural ventilation must be provided in accordance with F4.6 and F4.7 of Volume One and 3.8.5.2 of Volume Two of the National Construction Code. Where the noise limit is likely to be exceeded, a mechanical ventilation system is usually required. Mechanical ventilation systems will need to comply with *AS 1668.2 - The use of mechanical ventilation and air-conditioning in buildings.*

In implementing the acceptable treatment packages, the following must be observed:

- Evaporative air conditioning systems will meet the requirements for Packages A and B provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened.
- Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements.
- External openings (e.g. air inlets, vents) need to be positioned facing away from the transport corridor where practicable.
- Ductwork needs to be provided with adequate silencing to prevent noise reduction.