

Madeley Palms

ESTATE



DETAILED AREA PLAN

PROVISIONS

The provisions addressed below represent variations to the Residential Design Codes (R-Codes), and constitute as deemed-to-comply development requirements pursuant to the R-Codes. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 and the R-Codes apply.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

GENERAL PROVISIONS

1. The siting of garages shall comply with the vehicular restrictions as shown on the DAP.
2. For all rear loaded (laneway) lots garages must have a minimum 0.5m rear (laneway) setback.


COTTAGE LOTS

3. Site cover shall not exceed 60% of the site area.
4. Buildings (as defined by the R-Codes but excluding garages and carports) shall be setback a minimum of 2m from the primary street.

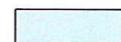


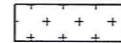
NOISE AFFECTED LOTS

5. Quiet house design requirements are applicable to all noise affected lots identified on this Detailed Area Plan. Detail of quiet house design requirements (A, B & C) are included as Attachment 1.
6. Modification to the quiet house design requirements may be approved by the City where it can be demonstrated that proposed development will be provided with the acceptable level of acoustic amenity and subject to the development proposal being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.

This Detailed Area Plan has been endorsed by Council under clause 9.14.3 (d) of District Planning Scheme No. 2.

 14/4/15
 Manager Planning Implementation Date
 City of Wanneroo

LEGEND

-  Cottage Lots
-  Retaining Wall
-  No Vehicular Access
-  Noise Affected Lots



QUIET HOUSE DESIGN

-  Upper Floor - Package B
-  Ground Floor - Package A
-  Upper Floor - Package C
-  Ground Floor - Package B
-  Upper Floor - Package C
-  Ground Floor - Package C

PROJECT DEVELOPED BY



TEL: (08) 9321 5566



PROVISIONS IN ACCORDANCE WITH LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT, DATED MAY 2014

Package A: Noise levels within the "margin"		
The following noise insulation package is designed to meet indoor noise standards for residential developments in areas where noise levels exceed the noise "target" but are within the "limit".		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals³ Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Package B: Noise levels above the "limit" but within 3dB		
The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where transport noise levels exceed the noise "limit" but by no more than 3dB.		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glazing Fixed, casement or awning windows with seals 40mm solid core external doors with acoustic seals³ Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Package C: Noise more than 3dB above the "limit"		
The following noise insulation package is designed to meet the indoor noise standards for residential development in areas where noise levels exceed the "limit" by more than 3dB.		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> 10.5mm (minimum) VLam Hush laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning¹
	Side-on (perpendicular) to corridor	<ul style="list-style-type: none"> 10.5mm (minimum) VLam Hush laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away (opposite) from corridor	No requirements
Living and work areas ²	Facing corridor	<ul style="list-style-type: none"> 10.5mm (minimum) VLam Hush laminated glazing Casement or awning windows 40mm (minimum) solid core external doors with acoustic seals³ Sliding doors not permitted Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning
	Side-on to corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

NOTES

1 See section on Mechanical ventilation/air-conditioning below 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 Guide of Australia as a "habitable room". The Building Guide 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 bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Guide 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.

Mechanical ventilation/air conditioning

Where outdoor noise levels are above the "target", both packages A and B require mechanical ventilation or air-conditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing ventilation, the following needs to be observed:

- evaporative air-conditioning systems may meet the requirements provided attenuated air vents are provided in the ceiling space and designed in such a way so that windows can remain closed;
- refrigerative air-conditioning systems need to be designed to achieve fresh air ventilation requirements;
- air inlets need to be positioned facing away from the transport corridor where practicable;
- ductwork needs to be provided with adequate silencing, particularly in higher noise areas, to prevent noise intrusion.