



GENERAL PROVISIONS

a. Quiet House Design Requirements	
A Package A	
B Package B	
C Package C	
In accordance with 'Precinct 1 Subdivision Central Alkimos SPP5.4 Noise Assessment (Herring Storer, December 2023). Refer to Page 2 for Requirement.	
b. Building Heights	Lots 232-237 and 294-307 shall be a minimum of two-storeys in height
c. Boundary Walls (Lots 232-237 and 294-307)	<p>i) Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) provided that:</p> <ul style="list-style-type: none"> The wall is behind the primary street setback line; There is no maximum length of the boundary wall to one side boundary. To the secondary boundary wall, the maximum length is to be 2/3 the length of the boundary behind the primary setback; and Boundary walls shall constructed to be a minimum height of 5.2m. <p>ii) Dwellings on Lots 232 (Western boundary wall) and Lot 237 (Eastern boundary wall), and any other first floor boundary walls adjoining a single storey dwelling must be constructed of appropriate materials and suitably finished (e.g. texture board with a feature finish) to the satisfaction of City.</p>
	Lots 238 - 243 shall be single-storey in height.

The Local Development Plan has been approved by council under clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No.2.

[Signature]
 A/Manager, Approval Services
 City of Wanneroo

13 March 2024
 Date



SIZE A3 1:2500



P	PACKAGE A UPDATE	231219	MC	KB
O	ADJUST PROVISION C ii)	19404	SB	RD
N	PROVISION & LOT UPDATE	190403	HH	RD
M	BOUNDARY WALL TEXT UPDATE	190308	HH	RD
L	PROVISION UPDATES	190228	HH	RD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN 1 - ALKIMOS VISTA

Alkimos Vista
City of Wanneroo

REF NO.	DRAW NO.	REV.
DLL CEN	RD1 438	P

SPP 5.4 TABLE 6.3 - ACCEPTABLE TREATMENT PACKAGES

Area	Orientation to road or rail corridor	Package A L_{Aeq} Day up to 60dB L_{Aeq} Night up to 55dB	Package B L_{Aeq} Day up to 63dB L_{Aeq} Night up to 58dB	Package C L_{Aeq} Day up to 65dB L_{Aeq} Night up to 50dB	
Bedrooms	Facing	<ul style="list-style-type: none"> Walls to R_w+C_r 45dB Windows and external door systems: Minimum R_w+C_r 28dB (Table 6.4), total glazing area up to 40% of room floor area. If R_w+C_r 31dB: 60% If R_w+C_r 34dB: 80% Roof and ceiling to R_w+C_r 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_r 50dB Windows and external door systems: Minimum R_w+C_r 31dB (Table 6.4), total glazing area up to 40% of room floor area. If R_w+C_r 34dB: 60% Roof and ceiling to R_w+C_r 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_r 50dB Windows and external door systems: Minimum R_w+C_r 34dB (Table 6.4), total glazing area limited to 40% of room floor area [if 20% of floor area or less, R_w+C_r 31dB] Roof and ceiling to R_w+C_r 40dB (2 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 	
	Side - On	<ul style="list-style-type: none"> As above, except glazing R_w+C_r values for each package may be 3dB less, or max % area increased by 20% 			
	Opposite	<ul style="list-style-type: none"> No requirements As per Package A 'Side On' As per Package A 'Facing' 	<ul style="list-style-type: none"> No requirements As per Package A 'Side On' As per Package A 'Facing' 	<ul style="list-style-type: none"> No requirements As per Package A 'Side On' As per Package A 'Facing' 	
Indoor Living and Work Areas	Facing	<ul style="list-style-type: none"> Walls to R_w+C_r 45dB Windows and external door systems: Minimum R_w+C_r 25dB (Table 6.4), total glazing area limited to 40% of room floor area. If R_w+C_r 28dB: 60% If R_w+C_r 31dB: 80% External doors other than glass doors to R_w+C_r 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_r 50dB Windows and external door systems: Minimum R_w+C_r 28dB (Table 6.4), total glazing area up to 40% of room floor area. If R_w+C_r 31dB: 60% If R_w+C_r 34dB: 80% External doors other than glass doors to R_w+C_r 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_r 50dB Windows and external door systems: Minimum R_w+C_r 31dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_r 34dB: 60%] External doors other than glass doors to R_w+C_r 30dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 	
	Side - On	<ul style="list-style-type: none"> As above, except glazing R_w+C_r values for each package may be 3dB less, or max % area increased by 20% 			
	Opposite	<ul style="list-style-type: none"> No requirements 	<ul style="list-style-type: none"> As per Package A 'Side On' 	<ul style="list-style-type: none"> As per Package A 'Facing' 	
Other Indoor Areas	Any	<ul style="list-style-type: none"> No requirements 	<ul style="list-style-type: none"> No requirements 	<ul style="list-style-type: none"> No requirements 	
	Any (Section 6.2.3)	<ul style="list-style-type: none"> As per Package C, 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 	<ul style="list-style-type: none"> As per Package C, 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 	<ul style="list-style-type: none"> At least one outdoor living area located on the opposite side of the building from the transport corridor 	

Note: The above treatments are a deemed to satisfy construction. Alternative designs are acceptable, provided they are certified by a suitable qualified acoustic consultant.



Alkimos Vista



CADASTRAL INFORMATION
 SOURCE: VERIS
 YYMMDD: 170717
 DWG REF: 21709 Central Alkimos 1-20170711.dwg
 PROJECTION: PCG94

LOCAL DEVELOPMENT PLAN 1 - ALKIMOS VISTA

Alkimos Vista
 City of Wanneroo

1:2000



REV	DESCRIPTION	YYMMDD	DRAWN	APPRD
G	REQUIREMENT TEXT ADDED (Pg2)	180307	HH	RD
F	MINOR TEXT EDIT	180227	HH	RD
E	LOT COLOURS ADDED	180124	II	RD

REF NO. **DLL CEN** DRAW NO. **RD1 438** REV. **G**