

LEGEND

- DAP Boundary
- × Designated garage location
- No Vehicle Access
- * Lots subject to Quiet House Design Requirements
- Density Code
 - R20
 - R30
 - R40
 - R60
- GH Group Housing
- Preferred Bin Access Location
- Bin Pad Location

PROVISIONS

The provisions addressed below relate to Detailed Area Plan No. 27 Agora Interface, Trinity

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

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

Building Setbacks	Minimum
Piazza Link	4.0m primary street (2.0m for Lots 800 and 1598) 1.0m rear (dwelling and garage)
Howden Parade R30 & R40 Lots	3.0m primary street (2.0m for Lot 1598) 1.0m rear (dwelling and garage)
Other Roads - R30 Lots	3.0m primary street
- rear loaded	1.0 rear (dwelling and garage)
- front loaded	3.0m primary street (2.5m for Lots 838, 839, 818, 1510, 1571, 1572, 1594 and 1595)
Side Setbacks	Refer to provision below (2)

1. OPEN SPACE

Minimum Open Space	R30	R40	R60
Refer provision below (1)	35%	30%	25%

The minimum open space is allowed where the outdoor living area is located on the northernmost or easternmost boundary where practicable.

2. BOUNDARY WALLS

R30 LOTS

Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing the second boundary wall is a maximum length of 6m behind the front setback line to a maximum height of 3.5m.

R40 AND R60 LOTS

Boundary walls permitted to both side boundaries (excluding secondary street boundaries) providing the boundary wall is behind the setback line and a maximum height of 3.5m.

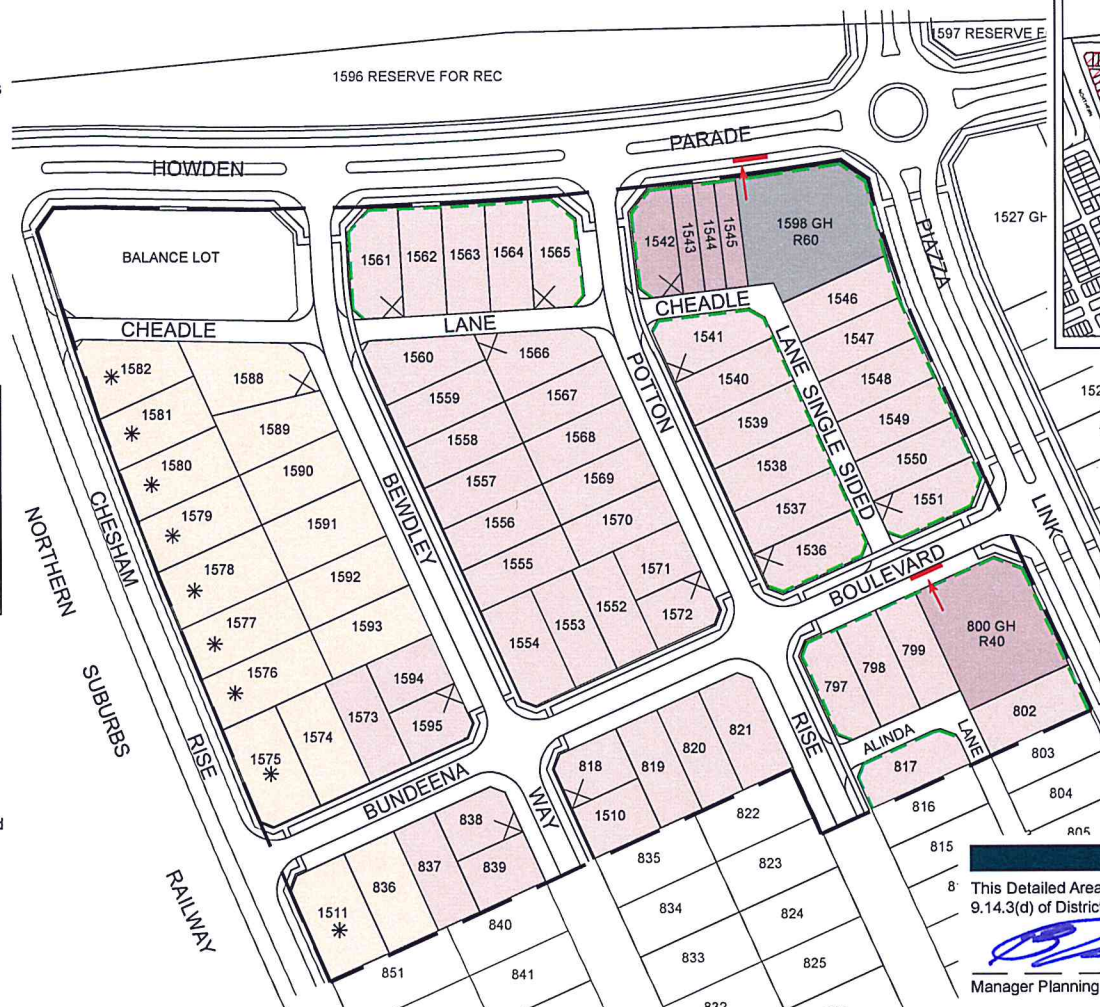
3. R20/R25 LOTS

Provision as per clause 9.2.4 of ASP 60.

QUIET HOUSE DESIGN REQUIREMENTS

Facade Protection (Quiet house design measures) are not required for any dwellings at the ground floor level. Quiet house design measures are required at upper floors for the lots adjacent to the rail as depicted on the DAP. As defined in the Lloyd George Acoustic Report dated 5 August 2013, 'Package A' is required at upper floors for dwellings on Lots 1576-1582 inclusive and 'Package B' at upper floors for Lots 1511 and 1575.

Details of the Quiet House Design requirements are included in Attachment 1.



LOCATION PLAN



ENDORSEMENT

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

Manager Planning Implementation - City of Wanneroo Date 12/2/15

DETAILED AREA PLAN 27
AGORA INTERFACE
LOT 1001 MARMION AVENUE
ALKIMOS
TRINITY ESTATE



NOTE:
1. Pavements and footpaths shown diagrammatically only.

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ATTACHMENT 1 - BUILDING FACADE TREATMENTS (QUIET HOUSE DESIGN REQUIREMENTS)

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT

Package A: House Facade In Areas Where Noise Levels Exceed The Noise 'Target' But Are Within The 'Margin'		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road / rail corridor	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-conditioning ¹
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning ¹
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	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 filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning ¹
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area		See Note 4 below
Package B: Noise within 3dB above the 'limit' 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 (See Table 1 in the Policy)		
Area Type	Orientation	Noise Control Measures
Indoors		
Bedrooms	Facing road / rail corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals ³ No external doors Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
	Side-on to corridor	10mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning ¹
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals 40mm solid core external doors with acoustic seals ³ Sliding doors must be filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation / air-conditioning ¹
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area		See Note 4 below
Package C: Noise levels more than 3dB above the 'limit' The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise limit but by no more than 3dB. Package C has the same requirements as Package B except glazing is to be 10.5mm Vlam Hush glazing.		

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 a 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.

4. The policy requires that at least one outdoor living area be reasonably protected from transport noise. The protected area should meet the minimum space requirements for outdoor living areas, as defined in the Residential Design Codes of Western Australia or as amended in the DAP.

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 Packages A and B, the following need to be observed:

- Evaporative air-conditioning systems will not meet the requirements for Packages A and B because windows need to remain open;
- 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 to prevent noise intrusion.