## LEGEND

LDP Boundary

Density Code R25

* Lots subject to Quiet House Design Requirements

BAL Rating
BAL 12.5
BAL 19
(all other lots BAL LOW)

## LOCAL DEVELOPENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision WAPC 155259.

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

Compliance with the following standards does not require consultation with adjoining landowners.

1.0 DEVELOPMENT STANDARDS
Front setbacks as per clause 9.2.4 of ASP 60 (see below), except as noted below:

Variations to front setbacks to address the Bushfire Management Plan

- Lots 1837 and 1863 minimum front setback 3.0m (averaging not permitted).
- Lot 1838 minimum front setback 5.0m (averaging not permitted).

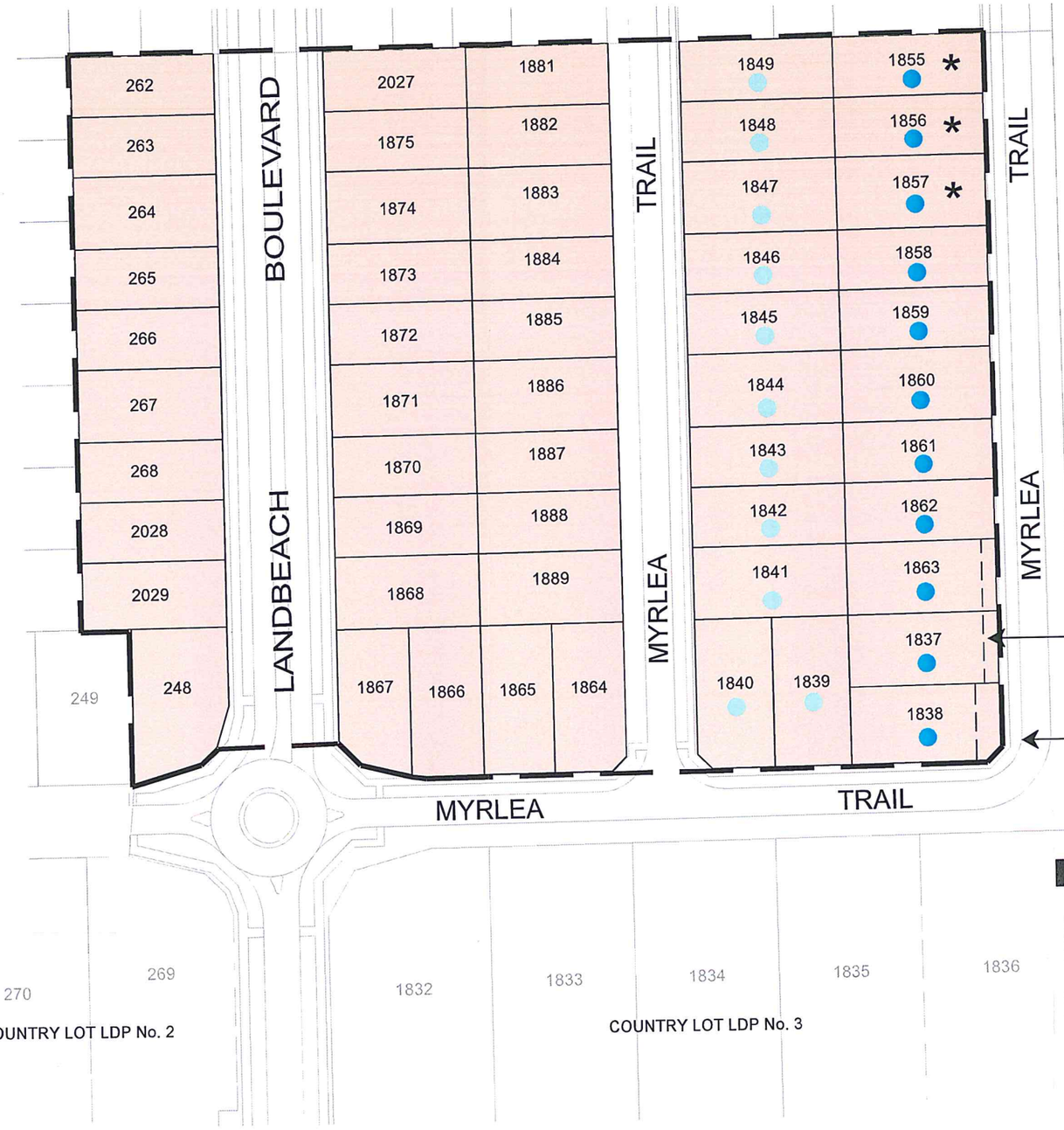
2.0 SPECIAL PROVISIONS

- Quiet House Design Requirements
  Façade protection (Quiet House Design Measures) are not required for any dwellings at the ground level. Quiet House Design measures (Package A) are required at upper floors for Lots 1855 - 1857 as defined in the Lloyd George Acoustic report dated 21 April 2017.

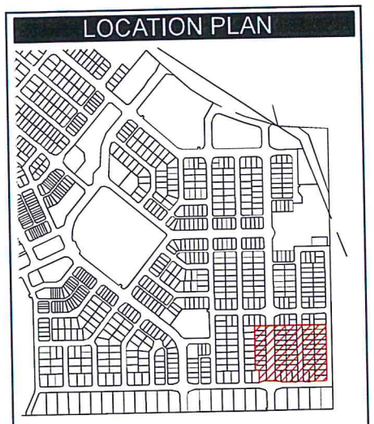
Details of the Quiet House Design Requirements are included in Attachment 1.

Clause 9.2.4 of ASP 60

| RESIDENTIAL DESIGN CODE VARIATION TABLE | | |
|---|---|---|
| 1. Front Dwelling Setbacks | | |
| | Minimum | Average |
| Front loaded R20 and R25 lots | 2.5 metres | 5.0 metres |
| In determining the acceptable length of any boundary wall pursuant to Clause 5.1.3.C3.2 of the R Codes, the front setback shall mean the setback of the dwelling itself on that boundary. | | |
| 2. Open Space | | |
| The minimum open space requirement for R20 and R25 lots may be reduced from those specified in the R Codes to a minimum of 40%. | | |
| 3. Outdoor Living Area | | |
| The minimum outdoor living area requirement for R20 and R25 lots may be reduced from those specified in the R Codes to a minimum of 25m². | | |




## LOCATION PLAN



Minimum front setback Lots 1863 and 1837 3.0m

Minimum setback Lot 1838 5.0m

## ENDORSEMENT

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

Manager Approval Services - City of Wanneroo

15/11/17.
Date

trinity Alkimos

# LOCAL DEVELOPMENT PLAN 43 (AGORA)
# STAGE 26
# LANDBEACH BOULEVARD, ALKIMOS

0 50m
Scale 1:1500 @ A4

N

NOTE:
1. Pavements and footpaths shown diagrammatically only.

LWP bringing communities to life

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## ATTACHMENT 1 - BUILDING FAÇADE 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<br>Fixed, casement or awning windows with seals<br>No external doors<br>Closed eaves<br>No vents to outside walls / eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Side-on to corridor | 6mm (minimum) laminated glazing<br>Closed eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Away from corridor | No requirements |
| Living and work areas [2] | Facing corridor | 6mm (minimum) laminated glazing<br>Fixed, casement or awning windows with seals<br>35mm (minimum) solid core external doors with acoustic seals [3]<br>Sliding doors must be filled with acoustic seals<br>Closed eaves<br>No vents to outside walls / eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Side-on to corridor | 6mm (minimum) laminated glazing<br>Closed eaves<br>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<br>Fixed, casement or awning windows with seals [3]<br>No external doors<br>Closed eaves<br>No vents to outside walls / eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Side-on to corridor | 10mm (minimum) laminated glazing<br>Closed eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Away from corridor | No requirements |
| Living and work areas [2] | Facing corridor | 10mm (minimum) laminated glazing<br>Fixed, casement or awning windows with seals<br>40mm solid core external doors with acoustic seals [3]<br>Sliding doors must be filled with acoustic seals<br>Closed eaves<br>No vents to outside walls / eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Side-on to corridor | 6mm (minimum) laminated glazing<br>Closed eaves<br>Mechanical ventilation / air-conditioning [1] |
| | Away from corridor | No requirements |
| Other indoor areas | Any | No requirements |
| **Outdoors** | | |
| Outdoor living area | | See Note 4 below |

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 are be reasonably protected from transport noise. The protected are 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.