

## LEGEND

- LDP Boundary
- \* Lots subject to Quiet House Design Requirements
- Density Code
  - R25
  - R30
- Uniform fencing by developer. Visually permeable above 1.2m

## LOCAL DEVELOPMENT PLAN PROVISIONS

The density codes highlighted on the plan identify the lots in which this local development plan has effect.

The provisions addressed below and accompanying plan relate to Western Australian Planning Commission approved subdivisions (WAPC references 156425 and 158180).

The City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) apply unless otherwise provided for below.

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

### SPECIFIC PROVISIONS

- Buildings on Lots 1901-1905 are to have a minimum setback of 2.0 metres from the adjoining public open space (POS). Dwellings on these lots must have an articulated elevation to the POS which includes one major opening.
- Facade design treatments (Quiet House Design Measures) are required for the upper floor of Lot 1853, 1854, 1912, 1913, and 1926-1935 (as per Package 'A'). Details of the Quiet House Design Measures are included in Attachment 1.



## LOCAL DEVELOPMENT PLAN 44 (AGORA) STAGE 27 LANDBEACH BOULEVARD, ALKIMOS

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

*N. de Vecchis*

A/ Manager Approval Services

18 April 2025

Date

18 March 2029

Local Development Plan Expiry Date

**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/airconditioning <sup>2</sup>
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas <sup>3</sup>	Facing corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals <sup>4</sup> Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area <sup>5</sup>	Facing corridor	Minimum 2.0m high solid fence (e.g. Hardifence, pinelap, or Colorbond)
	Side-on to corridor	Picket fences are not acceptable
	Away from corridor	No requirements

<sup>2</sup> See section on Mechanical ventilation/airconditioning for further details and requirements.

<sup>3</sup> 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 Code of Australia as a “habitable room”. The Building Code 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 Code of Australia describes these utility spaces as “non-habitable rooms”.

<sup>4</sup> Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

<sup>5</sup> 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.

Where outdoor noise levels are above the *Target*, the property will require mechanical ventilation or airconditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing the noise control, the following need to be observed:

- ❑ evaporative airconditioning systems would require air relief grilles to meet the requirements for Packages A and B to allow windows to be closed;
- ❑ refrigerative airconditioning 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.

Notifications on certificates of title and/or advice to prospective purchasers advising of the potential for noise impacts from road and rail corridors can be effective in warning people of the potential impacts of transport noise.

Notification should be provided to prospective purchasers, and required as a condition of subdivision (including strata subdivision) for the purposes of noise-sensitive development or planning approval involving noise-sensitive development, where external noise levels are forecast or estimated to exceed the *Target* criteria as defined by the Policy. In the case of subdivision and development, conditions of approval should include a requirement for registration of a notice on title, which is provided for under section 12A of the Town Planning and Development Act and section 70A of the Transfer of Land Act. An example of a suitable notice is given below.

*Notice: This property is situated in the vicinity of a transport corridor, and is currently affected, or may in the future be affected, by transport noise. Further information about transport noise, including development restrictions and noise insulation requirements for noise-affected property, are available on request from the relevant local government offices.*