

LEGEND

- LDP Boundary
- * Lots subject to Quiet House Design Requirements
- Bushfire Attack Level (BAL) Rating
 - BAL 12.5
 - BAL 19
 - BAL 29
 - (all other lots BAL LOW)
- Density Code
 - R25
 - R30
 - R35
 - R60
- Uniform fencing by developer visually permeable above 1.2m

The BAL for individual lots has been based upon the Bushfire Management Plans (BMP's) prepared by Eushfire Safety Consulting dated 30 March 2020. The BMP's have been prepared to address the State Planning Policy 3.7: Planning for Bushfire Prone Areas and provide acceptable solutions and performance principles in the Guidelines for Planning in Bushfire Prone Areas (WAPC 2017 V1.3)

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision WAPC references 151352 and 156425.

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

As per the R-MD Codes, except as noted below:

2.0 Lots directly fronting POS (Lots 1954 - 1958 and Lot 1962)

- Building Setbacks
 - 2.0m minimum to POS (dwellings must have an articulated elevation to the POS which must include one major opening).

3.0 SPECIAL PROVISIONS

Facade protection treatments (Quiet House Design Measures) as defined in the Lloyd George Acoustic report dated 21 April 2015 are required for the following:

Ground Floor: Lots 1954, 1961 & 1962 as per Package 'A'.
Upper Floor: Lot 1961 as per Package 'C'

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



LOCATION PLAN

1963 RESERVE
PUBLIC OPEN SPACE
AND DRAINAGE

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

2/11/2020
Date

LOCAL DEVELOPMENT PLAN 45 (AGORA) STAGE 28 LANDBEACH BOULEVARD, ALKIMOS



NOTE:
1. Pavements and footpaths shown diagrammatically only.

**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 ²
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ³	Facing corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals ⁴ 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 ⁵	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

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

³ 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".

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

⁵ 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.

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	Package B measures
Indoors		
Bedrooms	Facing road/rail corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning ⁶
	Side-on to corridor	10mm (minimum) laminated glazing Closed eaves Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ⁷	Facing corridor	10mm (minimum) laminated glazing Fixed, casement or awning windows with seals 40mm (solid core external doors with acoustic seals ⁸ 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 ⁹	Facing corridor	Minimum 2.4m solid fence (e.g. brick, limestone or Hardifence)
	Side-on to corridor	Colorbond and picket fences are not acceptable
	Away from corridor	No requirements

⁶ See section on Mechanical ventilation/airconditioning for further details and requirements.

⁷ 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".

⁸ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

⁹ 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.

Mechanical ventilation/airconditioning

Where outdoor noise levels are above the “target”, both Packages A and B require mechanical ventilation or airconditioning 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 airconditioning systems will not meet the requirements for Packages A and B because windows need to remain open;
- 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.

Notification

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. Such advice can also bring to the attention of prospective developers the need and opportunities to reduce the impact of noise through sensitive design and construction of buildings and the location and/or screening of outdoor living areas.

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.