

GNANGARA ROAD

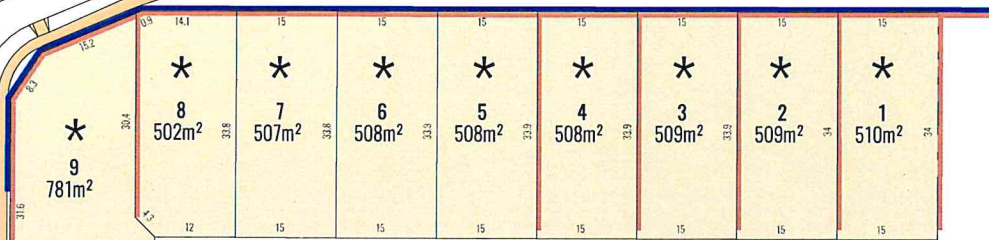
HUNTINGTON PARKWAY

674

675

676

677



11m RR (3.5/5.5/2)

15m RR (4.5/6/4.5)

15m RR (4.5/6/4.5)

1981

LEGEND

- RESIDENTIAL R20
- RETAINING WALLS
- FOOTPATHS
- QUIET HOUSE DESIGN NOTIFICATION ON TITLE
- ACOUSTIC WALL

LDP PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 154885.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2 and State Planning Policy 3.1 – Residential Design Codes (R-Codes) are to be satisfied.

1. NOISE MANAGEMENT

a) As defined in the Acoustic Assessment – Salita Estate, Landsdale (March 2019) prepared by Herring Storer Acoustics, the following Quiet House Design packages apply:

- i. Package A to ground floor of LDP Lots 1 – 9; and
- ii. Package C to all upper floors of LDP Lots 1 – 9.

ENDORSEMENT TABLE

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2

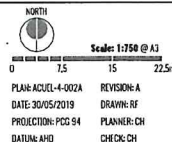
Manager Approval Services:
City of Wanneroo

Date: 18/6/2019

LOCAL DEVELOPMENT PLAN

Lots 1-9 Gngangara Road, Landsdale

AN ACUMEN Project



PLAN: ADJUL-4-002A
DATE: 30/05/2019
PROJECTION: PCG 54
DATUM: AHD

REVISION: A
DRAWN: RF
PLANNER: CH
CHECK: CH



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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 60dB
Bedrooms	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 31dB: 60%] [if R_w+C_{tr} 34dB: 80%] Roof and ceiling to R_w+C_{tr} 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 50dB Windows and external door systems: Minimum R_w+C_{tr} 31dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 34dB: 60%] Roof and ceiling to R_w+C_{tr} 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 50dB Windows and external door systems: Minimum R_w+C_{tr} 34dB (Table 6.4), total glazing area limited to 40% of room floor area [if 20% of floor area or less, R_w+C_{tr} 31dB] Roof and ceiling to R_w+C_{tr} 40dB (2 layers 10mm plasterboard) Mechanical ventilation as per Section 6.3.1
	Side-on	•As above, except glazing R _w +C _{tr} 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_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 25dB (Table 6.4), total glazing area limited to 40% of room floor area. [if R_w+C_{tr} 28dB: 60%] [if R_w+C_{tr} 31dB: 80%] External doors other than glass doors to R_w+C_{tr} 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 50dB Windows and external door systems: Minimum R_w+C_{tr} 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 31dB: 60%] [if R_w+C_{tr} 34dB: 80%] External doors other than glass doors to R_w+C_{tr} 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1 	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 50dB Windows and external door systems: Minimum R_w+C_{tr} 31dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 34dB: 60%] External doors other than glass doors to R_w+C_{tr} 30dB (Table 6.4) Mechanical ventilation as per Section 6.3.1
	Side-on	• As above, except the glazing R _w +C _{tr} 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
Outdoor living areas	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