

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 158049.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo *District Planning Scheme No.2, State Planning Policy 3.1 – Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD Codes)* are to be satisfied.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes or R-MD Codes, as provided by this LDP, is not required.

The following LDP standards represent variations to the R-Codes and constitutes 'Deemed to Comply' requirements pursuant to the R-Codes:

1. GENERAL PROVISIONS

a) R-Code	R40
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2. NOISE MANAGEMENT

- a) As defined in the *Proposed Eglinton Subdivision Stage 13 -23 (Amberton) Acoustic Assessment (April 2013)* and *Amberton Stages 20 -23: Acoustics for Revised Plan of Subdivision (14 July 2014)*, both prepared by Herring Storer Acoustics, the following Quiet House Design packages apply:
- i) Package A to Ground Floor and Package B+ to First Floor of LDP Lot 1292;
 - ii) Package A to Ground Floor with the exception of the North West Façade which is to have Package B+ and Package B+ to First Floor of LDP Lot 1230;
 - iii) Package A to Ground Floor with the exception of the North West Façade which is to have Package B and Package B to First Floor of LDP Lot 1229;
 - iv) Package A to Ground Floor and Package B to First Floor of LDP Lots 1293 and 1749; and
 - v) Package A to Ground Floor and First Floor of LDP Lots 1294 and 1228.

LEGEND

- STAGE BOUNDARY
- R40 CODING
- QUIET HOUSE DESIGN PACKAGES APPLY AS PER PROVISION 2a) OF THE LOCAL DEVELOPMENT PLAN

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

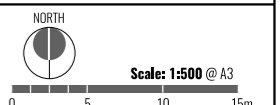
Manager Approval Services:
City of Wanneroo



Date: **17 May 2021**

LOCAL DEVELOPMENT PLAN No.16 - AMBERTON STAGE 20C

NORTH



Scale: 1:500 @ A3

PLAN: OSAEG-4-054 REVISION: B
 DATE: 12/05/2021 DRAWN: JP
 PROJECTION: PCG 94 PLANNER: CH
 DATUM: AHD CHECK: KB

QUIET HOUSE DESIGN REQUIREMENTS

SOURCE: PROPOSED EGLINTON SUBDIVISION STAGES 13 – 23 (AMBERTON)
ACOUSTIC ASSESSMENT
APRIL 2013
HERRING STORER ACOUSTICS

Package A

Area type	Orientation	Package A measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Casement or awning windows • No external doors • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning (see 4.5.3)
	Side-on to corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ⁵	Facing corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Casement or awning windows • 35 mm (minimum) solid core external doors with acoustic seals⁶ • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
	Other indoor areas	Any
Outdoors		
Outdoor living area ⁷	Facing corridor	<ul style="list-style-type: none"> • Minimum 2.0 m solid fence (e.g. Hardifence, pinelap or colourbond) • Picket fences are notacceptable
	Side-on to corridor	
	Away from corridor	No requirements

⁵ 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”.

⁶ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

Package B

Area type	Orientation	Package B measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> • 10 mm laminated glazing • Casement or awning windows • No external doors • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning (see 4.5.3)
	Side-on to corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Casement or awning windows • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ⁸	Facing corridor	<ul style="list-style-type: none"> • 10 mm laminated glazing • Casement or awning windows • 40 mm (minimum) solid core external doors with acoustic seals⁹ • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> • 6 mm laminated glazing • Casement or awning windows • Closed eaves • Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living area ¹⁰	Facing corridor	<ul style="list-style-type: none"> • Minimum 2.4 m solid fence (e.g. brick, limestone or Hardifence) • Colorbond and picket fences are not acceptable
	Side-on to corridor	
	Away from corridor	No requirements

⁷ 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.

⁸ 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”.

⁹ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

¹⁰ 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.

Package B+

Package B+ is as for Package B but with reduced window areas (maximum of 2m²).

Alternative Construction

Alternative constructions to those listed for “Quiet House” Packages A, B or B+ are acceptable, provided they are assessed and a report submitted by a suitably qualified acoustic consultant.

4.5.3 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 meet the requirements for packages A and B provided attenuated air vents are provided in the ceiling space. Without such vents, these systems require windows 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 corridor where practicable.
- Ductwork needs to be provided with adequate silencing, particularly in higher noise areas, to prevent noise intrusion.