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LEGEND

*	Lots subject to quiet house design 'Package A' requirements
X	Density sites requiring certification from suitably qualified acoustic consultant at DA stage.

The provisions of this Detailed Area Plan and attachments apply in addition to the provisions of Local Structure Plan No.76, Part 1, Table 1A & 1B.

Quiet House Design Requirements

1. Quiet House Design (Package A) requirements are applicable to all lots as identified on the plan. Details of Quiet House Design Packages are included in Attachment 1.
2. Development of density sites as identified on the plan is subject to certification by a suitably qualified acoustic consultant as part of a development application.

This Detailed Area Plan has been certified by Council under clause 9.14.3 (d) of District Planning Scheme No.2

6/5/14

Manager Planning Implementation
City of Wanneroo

Date

2125-172B-01 (22.04.2014), nts

DETAILED AREA PLAN 1 - YANCHEP BEACH ROAD

Lot 1 Yanchep Beach Road Jindowie, City of Wanneroo

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT, DATED MARCH 2009

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	Double cavity brick or concrete construction 6.38mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	6.38mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	No requirements
Living and work areas [2]	Facing corridor	6.38mm (minimum) laminated glazing Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals [3] Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning 1
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning 1
	Away from corridor	N/A
Other indoor areas	Any	N/A
Outdoors		
Outdoor living area 4	Facing corridor	No requirements
	Side-on to corridor	
	Away from corridor	No requirements

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 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 (6.38mm).
4 SPP5.4 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/air conditioning

Where outdoor noise levels are above the "target", Package A requires mechanical ventilation or air-conditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing Package A, the following need to be observed:

- Evaporative air-conditioning systems will not meet the requirements for Package A 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.