



YANCHEP BEACH ROAD



PROVISIONS

The provisions of this Local Development Plan and attachments apply in addition to the provisions of Local Structure Plan No.76.

QUIET HOUSE DESIGN REQUIREMENTS

1. Quiet House Design (Package A) requirements are applicable to lots identified on the plan. Details of Quiet House Design Packages are included in Attachment 1.

BUSHFIRE

2. Buildings on the lots identified as being Bushfire Prone Areas shall be constructed in accordance with AS3959. The approved Fire Management Plan (prepared by Bushfire Safety Consulting and dated February 2015) requires the following Bushfire Attack Levels (BALs) as identified on this LDP.

▲ BAL 12.5 ▲ BAL 19 ▲ BAL 29

OTHER

Requirements for Lots 756-762 and 795-802.

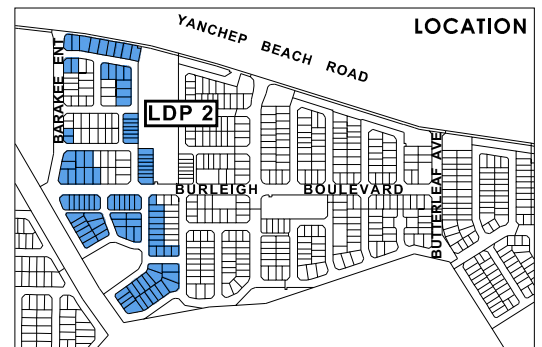
3. Dwellings shall be set back a minimum of 1m from POS lot boundaries.
4. Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has a clear view of the POS.
5. Visually-permeable fencing, as defined by the R-Codes, shall be provided to rear boundaries abutting POS, as illustrated.
6. Visually-permeable fencing, as defined by the R-Codes, shall be provided to side boundaries abutting POS for a minimum of one-third of the length of that boundary, as illustrated.

BURLEIGH BOULEVARD



LEGEND

- Lots subject to LDP
- No Vehicular Access
- Visually permeable fencing
- Primary Frontage
- Secondary street orientation
- * Lots subject to quiet house design 'Package A' requirements



ENDORSEMENT TABLE

[Signature]
19 November 2020
Date

Manager Approvals Services, City of Wanneroo

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

PROVISIONS AS PER LOYD GEORGE TRANSPORTATION NOISE ASSESSMENT, DATED FEB 2015

PACKAGE A : Noise levels within the 'Margin'

The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise *target* but are within the *limit*.

AREA TYPE	ORIENTATION	PACKAGE A MEASURES
INDOOR		
Bedrooms	Facing or Side-on road/rail corridor	<ul style="list-style-type: none"> 6mm (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
	Opposite Side of House to Road/Rail	<ul style="list-style-type: none"> No Requirements
Living and Works Areas ²	Facing or Side-on road/rail corridor	<ul style="list-style-type: none"> 6mm (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
	Opposite Side of House to Road/Rail	<ul style="list-style-type: none"> No Requirements
Other	Any	<ul style="list-style-type: none"> Double brick cavity construction Slab on ground 10mm plasterboard ceiling with minimum R2.5 insulation between ceiling joists.
OUTDOOR		
Outdoor Living Area	Facing corridor	<ul style="list-style-type: none"> No Requirements
	Side-on to corridor	<ul style="list-style-type: none"> No Requirements
	Away from corridor	<ul style="list-style-type: none"> 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 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"
3. Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

Mechanical ventilation/airconditioning

Where outdoor noise levels are above the "target", mechanical ventilation or airconditioning is required to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing ventilation, 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. 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 transport corridor where practicable; and
- ductwork needs to be provided with adequate silencing to prevent noise intrusion.