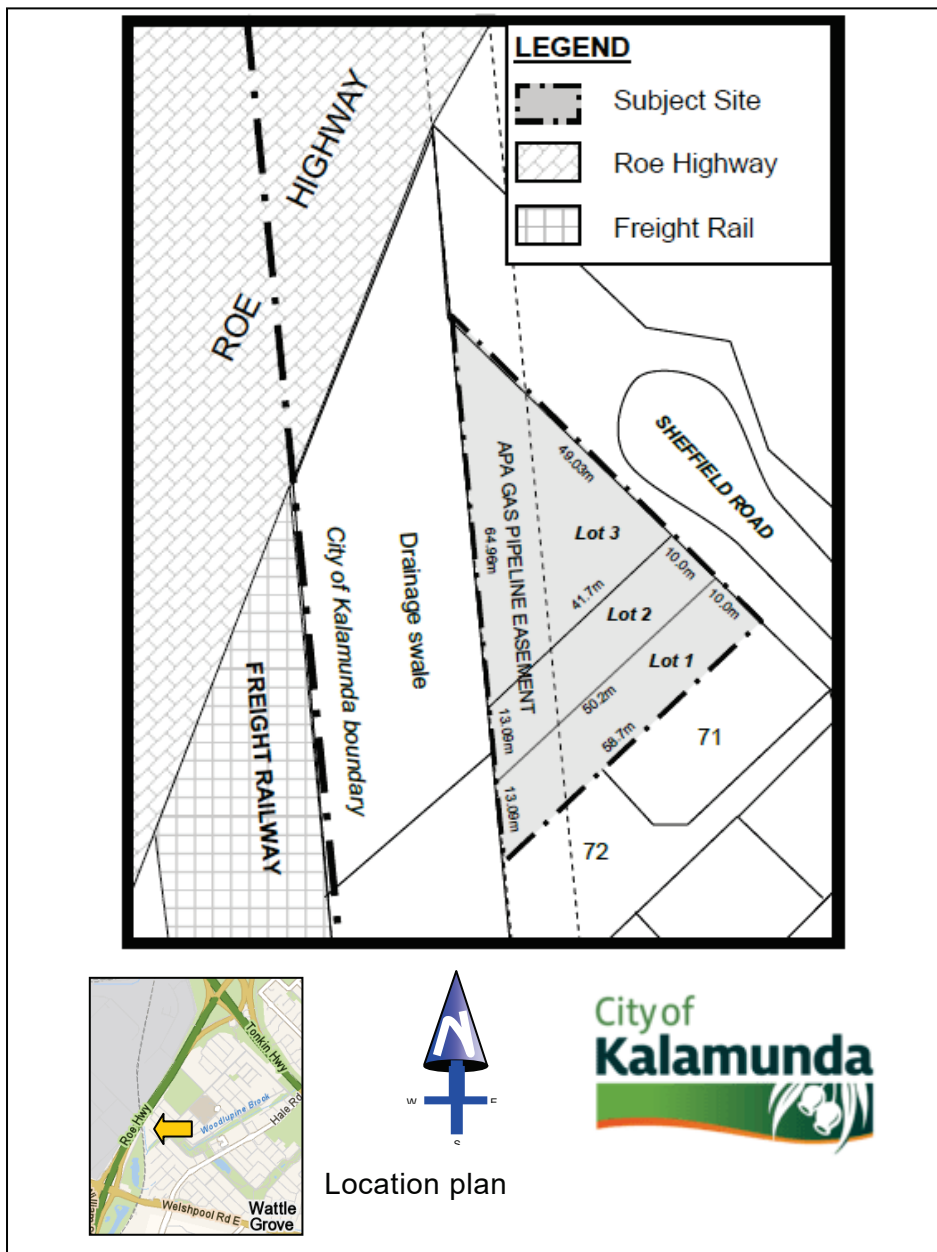


Local Development Plan



Application of Local Development Plan

Local Development Plan for Lots 1, 2 & 3 on (Lot 800 P413038) Sheffield Road WATTLEGROVE

1. General

The provisions of the City of Kalamunda Local Planning Scheme No. 3, State Planning Policy 5.4 Road and Rail Noise are applicable to these lots. All other requirements of the Scheme and State Planning Policy 7.3: Volume 1 Residential Design Codes must be satisfied.

2. Quiet House Design

The site is within vicinity of a transport corridor and is currently affected or may be affected by transport noise. Development on the site must be assessed in accordance with "Quiet House package construction requirements - Package B" attached.

- The 2.4m high fence on the western boundary of Lot 1, 2 & 3 must remain for the duration of development unless otherwise approved by the city of Kalamunda.

Approval

This LDP has been approved by the City of Kalamunda under clause 52(1) (a) of the deemed provisions of Local Planning Scheme No. 3.

Signature

3rd April 2023

Date

Note: Alternative constructions to those listed for are acceptable, provided they are assessed and a report is submitted by a suitably qualified acoustic consultant.

No Acoustic Requirement
Requires Notification on Titles
Requires "Package A" Quiet House Design and Notification on Titles
Requires "Package B" Quiet House Design and Notification on Titles
Requires "Package C" Quiet House Design and Notification on Titles

- Existing Boundary
 - - - Proposed Boundary
 - Application Area
 - - - Utility Services (Water, Power, Telstra)
- Original Lot:
 Lot 800 - 2026m²
- Proposed Lots:
 Lot 1/800 - 545m²
 Lot 2/800 - 459m²
 Lot 3/800 - 1022m²
 Total Area - 2026m²
 No. of Proposed Lots - 3



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**LOT 800 SHEFFIELD ROAD,
 WATTLE GROVE**

Scale @A4 1:500

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
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
	Side-on	<ul style="list-style-type: none"> • 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'
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
	Side-on	<ul style="list-style-type: none"> • 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'
Other indoor areas	Any	<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