



Preferred street frontage for vehicle access, to be determined at development application stage.

LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Armadale Town Planning Scheme No. 4, the West Piara Urban Precinct South Lot 9009 Structure Plan, PLN3.10 Residential Design Codes Variations & R-MD Codes and the Residential Design Codes Volume 1 (R-Codes) apply. This Local Development Plan (LDP) operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply'.

- This Local Development Plan has been prepared in accordance with Condition 23 of WAPC subdivision approval 164574, dated 12 July 2024 and Condition 14 of WAPC subdivision approval 200738, dated 29 November 2024.
- This Local Development Plan applies Quiet House construction standards for noise-affected lots as identified on Lloyd George Noise Assessment dated 16 October 2023.
- Modifications to the Quiet House construction standards may be approved by the City of Armadale where it can be demonstrated that the proposed development will be provided with an acceptable level of acoustic amenity. Any such modifications shall be specified in a Transportation Noise Assessment undertaken by a suitably-qualified consultant, to the satisfaction of the City.

GARAGES

- For lots less than 10.5m wide, garage locations shall be in accordance with the locations identified on this LDP.
- Where specified, garage locations for corner lots shall be in accordance with the locations identified on this LDP.
- Where not specified, garage locations for corner lots, excluding laneway lots, are permitted from either the primary or secondary street. Where provided from the primary street, the dwelling shall have a minimum of one habitable window opening addressing the secondary street which is to be fenced in accordance with the R-Codes.

PUBLIC OPEN SPACE

- Lots which abut public open space (Lots 362-365) shall:
 - be provided with visually permeable fencing (as defined by the R-Codes) along boundaries abutting POS by the developer.
 - Provide surveillance to the public open space through the location of a major opening from a habitable room (including the upper storey level, if applicable), facing the POS.
 - Provide an outdoor living area directly abutting the POS.

LEGEND


- Lots subject to LDP
- Public open Space
- Noise Wall (provided by developer)
- Estate Wall (provided by developer)
- Visually Permeable Fencing (as defined by the R-Codes) (provided by developer)
- Preferred Vehicle Access Location
- Designated Garage Location
- Primary Frontage

QUIET HOUSE DESIGN

(Lloyd George Noise Assessment 16.10.2023)

- Upper Floor - Package A
Ground Floor - None
- Upper Floor - Package C
Ground Floor - Package A

This Local Development Plan has been approved by the City of Armadale pursuant to Clause 51 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.


09/12/2024
 Manager Statutory Planning Date
 City of Armadale

Quiet House Package A

56-58 dB $L_{Aeq}(\text{Day})$ & 51-53 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; Sealed awning or casement windows with minimum 6mm glass. Up to 60% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; Up to 60% floor area ($R_w + C_{tr} \geq 28$); Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 35mm Solid timber core hinged door and frame system certified to $R_w 28$ including seals; Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or Single leaf of 150mm brick masonry with 13mm cement render on each face; or One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kgkg/m³; and 2 x 16mm fire-rated plasterboard to inside. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. 	

Quiet House Package C

63-66 dB $L_{Aeq}(\text{Day})$ & 58-61 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> Up to 20% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 40% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> Not recommended. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 30$: <ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; 40mm Solid timber core side hinged door, frame and seal system certified to $R_w 32$ including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Resilient ties used where required to connect leaves. Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. Single leaf of 90mm clay brick masonry with: <ul style="list-style-type: none"> A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m^3) between studs; and One layer of 10mm plasterboard fixed to the inside face. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 40$: <ul style="list-style-type: none"> Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; R3.0+ insulation batts above ceiling; 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters. 	
Outdoor Living Areas		<p>One outdoor living area must be located on the opposite of the building from the transport corridor.</p> <p>Where site specific assessment shows noise levels are within Exposure A to alfresco area, this is deemed a reasonable acoustic amenity.</p>	