

## LOT 6 WILLIAM STREET, WATTLE GROVE

### DETAILED AREA PLAN OF PROPOSED LOTS 1 TO 10 - NOISE ATTENUATION

TO ACHIEVE COMPLIANCE WITH STATE PLANNING POLICY 5.4 'ROAD AND RAIL TRANSPORTATION NOISE AND FREIGHT CONSIDERATION IN LAND USE PLANNING' A COMBINATION OF 'QUIET HOUSE' DESIGN AND PRACTICAL BARRIERS IS PROPOSED TO ATTENUATE NOISE TO THE FIRST ROW OF RESIDENCE ADJACENT TO THE RAIL RESERVATION.

#### 1. PRACTICAL BARRIER

THE DEVELOPER IS TO CONSTRUCT A 1.8m HIGH FENCE WITH BRICK PILLARS TO THE SATISFACTION OF THE SHIRE ON THE WESTERN BOUNDARY OF THE PROPERTY AS DEPICTED ON THIS DAP

#### 2. 'QUIET HOUSE' DESIGN ELEMENTS

##### 2.1 INDOOR NOISE LEVELS

DWELLINGS CONSTRUCTED ON THE SUBJECT LOTS SHALL BE DESIGNED TO COMPLY WITH AUSTRALIAN STANDARD AS2021-1994 - RECOMMENDED DESIGN LEVELS REVERBERATION TIMES FOR BUILDING INTERIORS AND NOISE LEVELS OF 45dB(A) LIVING AND 40dB(A) SLEEPING.

##### 2.2 OUTDOOR NOISE LEVELS

WHERE POSSIBLE, LOCALISED AMELIORATION METHODS SHOULD BE INCORPORATED INTO THE HOUSE DESIGN WITH THE AIM OF ACHIEVING OF 50 dB(A) TO THE ONE OUTDOOR LIVING AREA.

#### 3. DESIGN ELEMENTS

3.1 DESIGN SHALL INCORPORATE OPENING REDUCTIONS TO LIMIT THE SIZE OF OPENINGS / WINDOWS FACADES FACING THE RAIL RESERVE.

3.2 BEDROOMS SHALL BE PLACED IN THE PARTS OF THE HOUSE FURTHERMOST AWAY FROM THE RAIL RESERVE.

3.3 ALL EXTERNAL WALLS SHALL BE CONSTRUCTED OF DOUBLE BRICK

3.4 ALL EAVES SHALL BE ENCLOSED.

3.5 ALL ROOF MATERIALS SHALL BE EITHER CLAY OR CONCRETE TILES IF COLORBOND (OR EQUIVALENT) INSTALL WITH 50mm ANTICON.

3.6 GROUND FLOOR GLAZING TO BEDROOMS WITH EXPOSURE TO THE RAILWAY TO BE 6.38mm THICK LAMINATED GLASS. OTHER LIVING SPACES ON SIDE(S) OR REAR OF RESIDENCE VISIBLE FROM MAJOR ROADS TO BE A MINIMUM OF 6mm GLASS.

3.7 FRONT DOOR SHALL BE OF SOLID CORE CONSTRUCTION WITH SEALS.

3.8 ALL PLASTERBOARD IN THE CEILINGS SHALL BE 10mm THICK WITH 50mm THICK, 12kg/m<sup>2</sup> GLASS FIBRE BLANKET BETWEEN CEILING JOISTS.

#### 4. NOTIFICATION TO THE PROSPECTIVE PURCHASERS

4.1 THE DEVELOPER IS REQUIRED TO PROVIDE PROSPECTIVE PURCHASERS WITH A COMPLETE COPY OF ALL OF THE REQUIREMENTS OF THIS DETAILED AREA PLAN.

4.2 A SECTION 165 NOTIFICATION IS TO BE PLACED ON THE TITLE OF EACH LOT COVERED BY THIS DETAILED AREA PLAN ADVISING THAT FUTURE DWELLINGS AND LOTS MAY BE SUBJECT TO NOISE FROM THE RAILWAY AS PER CONDITION 23 OF THE WAPC APPROVAL (WAPC Ref: 144891).

#### 5. ADVICE NOTE

5.1 VARIATIONS TO ANY PROVISION CONTAINED IN THIS DETAILED AREA PLAN WILL ONLY BE CONSIDERED BY THE SHIRE WHERE THE APPLICANT CAN DEMONSTRATE AT THE BUILDING LICENCE APPLICATION STAGE THAT THE OBJECTIVES AND INTENT OF THE RELEVANT PROVISIONS CAN STILL BE ACHIEVED.

5.2 THE NOISE ATTENUATION MEASURES REQUIRED TO BE INCORPORATED IN THE DESIGN OF DWELLINGS SHALL BE SHOWN ON THE PLANS SUBMITTED FOR A BUILDING LICENCE.

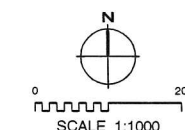
THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 6.2.6 OF LOCAL PLANNING SCHEME No. 3

#### LEGEND:

□ LOTS SUBJECT TO DAP

■ COLORBOND FENCE

NOTE:  
1. DISTANCES AND AREAS SUBJECT TO SURVEY  
2. PAVEMENTS DIAGRAMMATIC ONLY  
3. LOT NUMBERS MAY CHANGE PENDING DEPOSITED PLAN



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DETAILED AREA PLAN  
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SHIRE OF KALAMUNDA