

LOTS SUBJECT TO DAP	
61	SUBJECT TO DAP
63	SUBJECT TO DAP
64	SUBJECT TO DAP
65	SUBJECT TO DAP
71	NOT SUBJECT TO DAP
72	SUBJECT TO DAP

LOT 26 SHEFFIELD ROAD, WATTLE GROVE

**DETAILED AREA PLAN OF PROPOSED LOTS 71, 72, 61, 63, 64, 65 (SURVEY STRATA LOTS 1- 5) NOISE ATTENUATION**

**1: PRACTICAL BARRIER**

THE DEVELOPER HAS CONSTRUCTED A 2.4 m HIGH FENCE WITH STEEL POSTS TO THE SATISFACTION OF THE SHIRE ON THE WESTERN AND NORTHERN BOUNDARY OF THE PROPERTY AS DEPICTED ON THIS DAP.

**2: QUIET HOUSE ELEMENTS**

**2.1 INDOOR NOISE LEVELS**

DWELLINGS CONSTRUCTED ON THE SUBJECT LOTS SHALL BE DESIGNED TO COMPLY WITH AUSTRALIAN STANDARDS AS2021-1994 – RECOMMENDED DESIGN LEVELS REVERBERATION TIMES FOR BUILDING INTERIORS AND NOISE LEVELS FOR 450B (A) LIVING AND 400B (A) SLEEPING.

**2.2 OUTDOOR NOISE LEVELS**

WHERE POSSIBLE, LOCALISED AMELIORATION METHODS SHOULD BE INCORPORATED INTO THE HOUSE DESIGNS WITH THE AIM OF ACHIEVING 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/WINDOW FACADES FACING THE RAIL RESERVE FROM THE RAIL RESERVE**

**3.2 ALL EXTERNAL WALLS SHALL BE CONSTRUCTED OF DOUBLE BRICK.**

**3.3 ALL EAVES SHALL BE ENCLOSED**

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

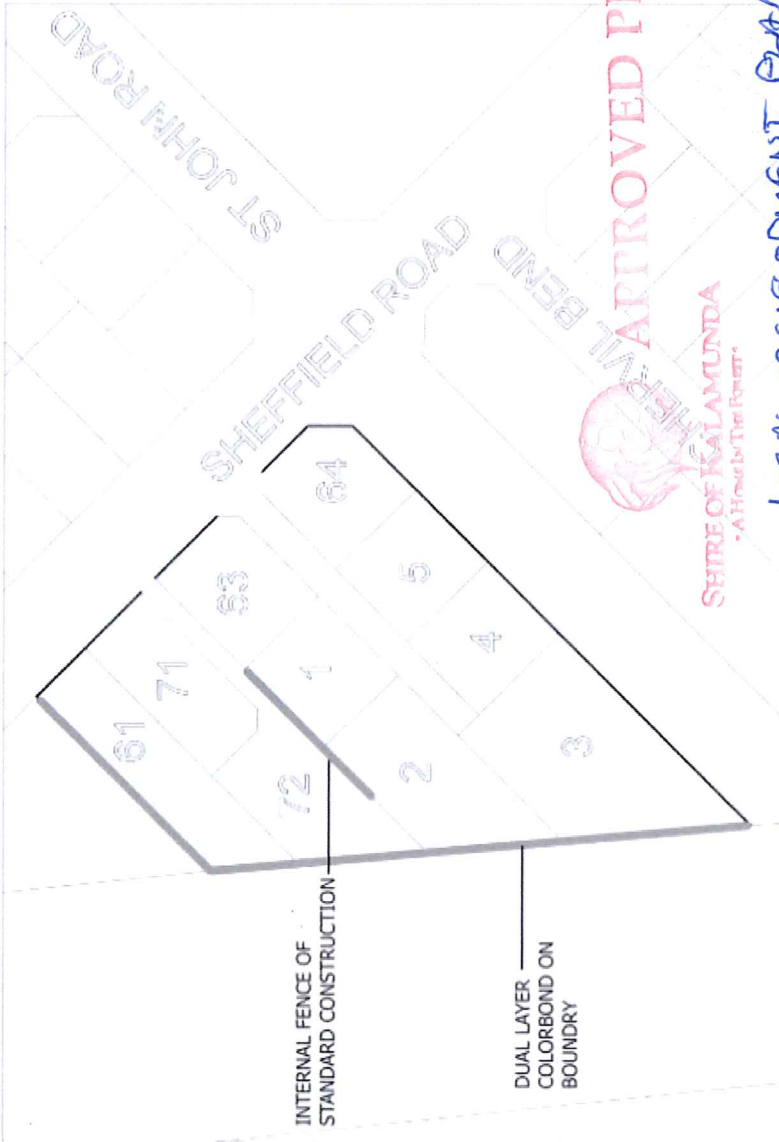
**3.5 GROUND FLOOR GLAZING TO BEDROOMS WITH EXPOSURE TO THE RAILWAY TO BE 6.38mm THICK LAMINATED GLASS. OTHER LIVING AREAS ON SIDE(S) OR REAR OF RESIDENCE VISIBLE FROM MAJOR ROADS TO BE A MINIMUM OF 6mm OF GLASS.**

**3.6 FRONT DOOR SHALL BE OF SOLID CORE CONSTRUCTION WITH SEALS.**

**3.7 ALL PLASTERBOARD IN THE CEILINGS SHALL BE 13mm THICK WITH 50 mm THICK 32kg/m<sup>2</sup> GLASS FIBER BLANKET BETWEEN CEILING JOISTS.**

INTERNAL FENCE OF STANDARD CONSTRUCTION

DUAL LAYER COLORBOND ON BOUNDARY



**APPROVED PLAN**

SHIRE OF KALAMUNDIA  
- A House by The Council -

For: LOCAL DEVELOPMENT PLAN

Date: 23/11/2015

File No: 14772

Application No: 14772

**ADOPTED BY COUNCIL**  
**ON 23 NOVEMBER 2015**

Site Plan

SCALE: 1:100

**5: ADVICE NOTE**

**5.1 VARIATION OF ANY PROVISION CONTAINED IN THIS DETAILED AREA PLAN WILL ONLY BE CONSIDERED BY THE SHIRE WHERE THE APPLICANT CAN DEMONSTRATE AT THE BUILDING PERMIT APPLICATION STAGE THAT THE OBJECTIVE 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 THE BUILDING PERMIT APPLICATION.**

THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY THE COUNCIL UNDER CLAUSE 6.2.5 OF LOCAL PLANNING SCHEME No.3

MANAGER DEVELOPMENT SERVICES  
SHIRE OF KALAMUNDIA

DATE

Unicorn Super Pty Ltd  
Sheffield Rd Detailed  
Area Plan

Site Plan WAPC 14772 WAPC

402-13

Project Number  
Issue 18/9/2015  
Drawn by  
B. Richards  
Checked by  
B. Richards  
Scale  
1 : 100 ON A3

WAPC 149587