

APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Lots 110 - 118 (WAPC Approval 151943) of parent Lots 1 & 10 Bussell Highway, Gelorup

- Construction on Lots 110-118 identified on this Local Development Plan to have regard to the Specifications of the Quiet House Design Package A

NOISE MANAGEMENT

Building permit applications to the Shire of Capel must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards' included at Appendix A. Alternative construction methodology can be used subject to Shire of Capel approval upon advice from a suitably qualified acoustic consultant.

APPROVAL

The Local Development Plan has been approved under Delegation 150 in accordance with Clause 52 of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015

[Signature]
EM E+DS
 Manager, Planning Services
 Shire of Capel

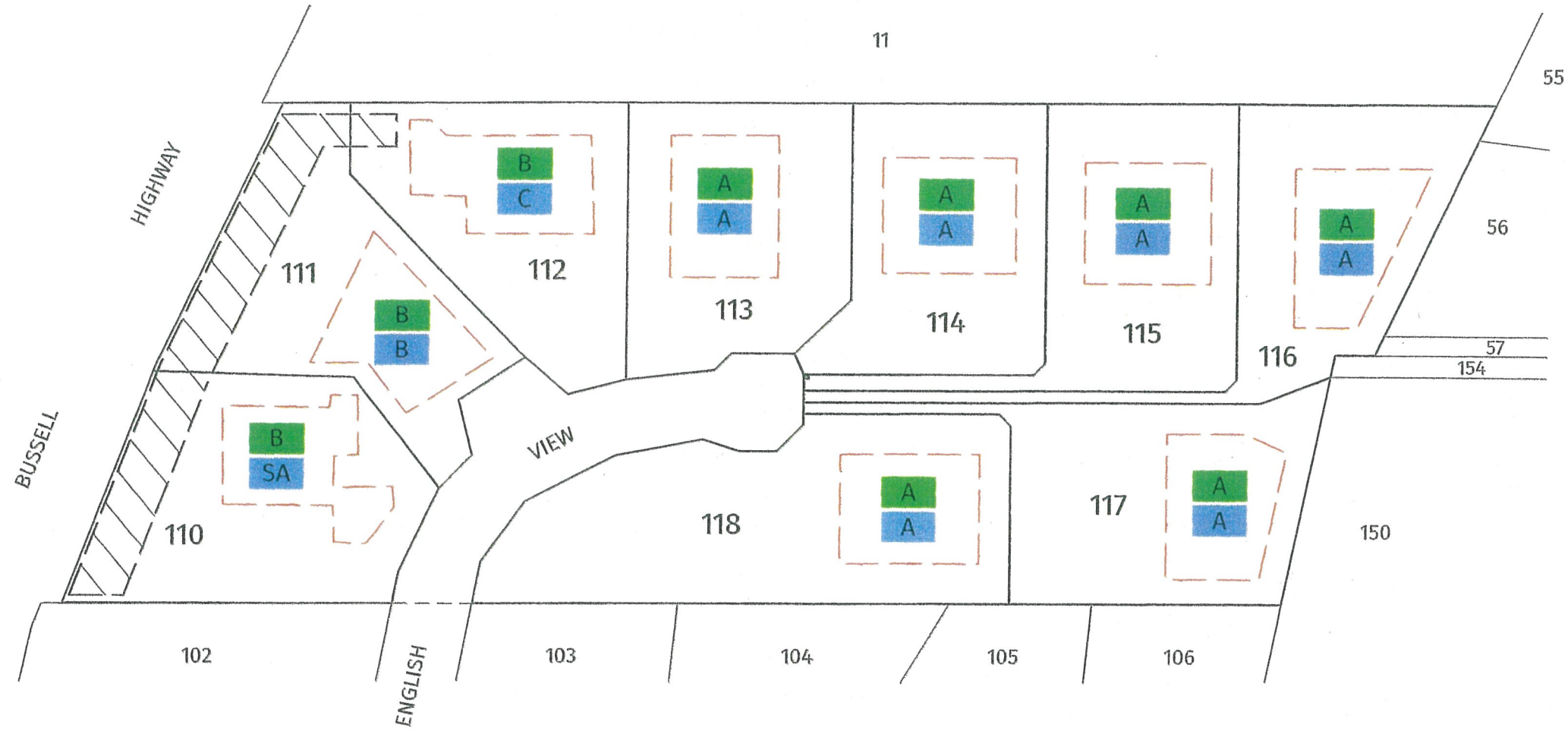
3/9/18
 Date

LOCATION PLAN



LEGEND

- Building Envelope
- A** Deemed to Satisfy Construction Standards - Package A
- B** Deemed to Satisfy Construction Standards - Package B
- C** Deemed to Satisfy Construction Standards - Package C
- SA** Deemed to Satisfy Construction Standards - Specialist Advice
- Deemed to Satisfy Construction Standards package applicable to Single Storey dwellings
- Deemed to Satisfy Construction Standards package applicable to Double Storey dwellings
- Noise Attenuation Bund



LOCAL DEVELOPMENT PLAN
 Brackenridge Hills
 Lots 1 & 10 Bussell Hwy, GELORUP
 Sheet 1 of 2

Plan No. | 21187-08
 Date | 28/08/18
 Drawn | BdR
 Checked | SB
 Revision | C

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Scale | 1:2000@A4

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0m 10m 20m 40m

Harley Dykstra
 PLANNING & SURVEY SOLUTIONS

Appendix A - Deemed to Satisfy Constructions Standards

AREA	ORIENTATION TO ROAD OR RAIL CORRIDOR	PACKAGE A	PACKAGE B	PACKAGE C
		L _{Aeq} , Day up to 60dB L _{Aeq} , Night up to 55dB	L _{Aeq} , Day up to 63dB L _{Aeq} , Night up to 58dB	L _{Aeq} , Day up to 65dB L _{Aeq} , Night up to 60dB
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 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} 31dB: 60%] Roof and ceiling to R_w+C_{tr} 35dB 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} 34dB (Table 6.4), total glazing area up to 40% of room floor area. [if 20% of floor area or less, R_w+C_{tr} 31dB: 60%] Roof and ceiling to R_w+C_{tr} 40dB 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% 	<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% 	<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' 	<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 up 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} 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} 31dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 34dB: 60%] External doors other than glass doors to R_w+C_{tr} 30dB (Table 6.4) 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% 	<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% 	<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 	<ul style="list-style-type: none"> As per Package A 'Side On' 	<ul style="list-style-type: none"> As per Package A 'Facing'
Other indoor areas	Any	<ul style="list-style-type: none"> No requirements 	<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 	<ul style="list-style-type: none"> 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

Note: The above treatments are deemed to satisfy construction. Alternative designs are acceptable, provided they are certified by a suitable qualified acoustic consultant.

LOCAL DEVELOPMENT PLAN

Brackenridge Hills
Lots 1 & 10 Bussell Hwy, GELORUP

Sheet 2 of 2

Plan No. | 21187-08
Date | 28/08/18
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Revision | C
Scale | NTS@A4

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.



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