

APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Lots 203 - 217 (WAPC Approval 156535) of parent Lots 6, 7, 8 & 36 Bussell Highway, Gelorup

- Construction on Lots 203 & 207 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]
 Manager, Planning Services
 Shire of Capel
 14/08/2020
 Date

LOCATION PLAN



LEGEND

- Building Envelope
 - Deemed to Satisfy Construction Standards - Package A
 - Deemed to Satisfy Construction Standards package applicable to Single Storey dwellings
 - Noise Attenuation Bund
- Double Storey dwellings subject to further acoustic reporting



Appendix A - Deemed to Satisfy Constructions Standards

	ORIENTATION TO ROAD OR RAIL CORRIDOR	PACKAGE A
Walls	Any	<p>Bedroom and Indoor Living and work areas to Rw + Ctr 45db</p> <p>Stud Frame Walls One row of 92mm studs at 600mm centres with:</p> <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and 75mm glass wool (11kg/m3) or 75mm polyester (14kg/m2) insulation, positioned between the studs; and Two layers of 16mm fire protective grade plasterboard fixed to the inside face of the studs <p>Brick Walls</p> <ul style="list-style-type: none"> Single leaf of 150mm brick masonry with 13mm cement render on each face: OR Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.
External Doors	Facing	<p>Bedrooms:</p> <ul style="list-style-type: none"> Fully glazed hinged door with a certified Rw+Ctr 28 dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> 35mm solid core timber hinged door and frame system certified to Rw 28 dB including seals: OR Glazed sliding door with 10mm glass and weather seals
	Side-on	As Per "Facing" above, except Rw+Ctr values may be 3db less, e.g. glazed sliding door with 10mm glass and weather seals for bedrooms
	Opposite	No specific requirements
Windows	Facing	<p>Bedrooms:</p> <ul style="list-style-type: none"> Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 28 dB). Sealed awning or casement windows may use 6mm glazing instead: OR Up to 60% floor area: as per above but must be sealed awning or casement type windows (Rw+Ctr 31dB). <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 25dB): OR up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 28 dB): OR up to 80% floor area: As per Bedrooms at up to 60% area (Rw+Ctr 31dB).
	Side-on	As above except Rw+ctr values may be 3dB less, or max % area increased by 20%
	Opposite	No specific requirements
Roofs and Ceilings of Highest Floors	Any	<p>To Rw+Ctr 35dB</p> <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling
Outdoor Living Areas	Any	<ul style="list-style-type: none"> At least one outdoor living area located on the opposite side of the building from the transport corridor 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
Mechanical Ventilation/Air Conditioning Considerations	Any	<ul style="list-style-type: none"> Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces Evaporative systems require attenuated ceiling air vents to allow closed windows Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable
<p>Note: The above treatments are deemed to satisfy construction. Alternative designs are acceptable, provided they are certified by a suitable qualified acoustic consultant.</p>		

LOCAL DEVELOPMENT PLAN

Lots 6, 7 & 8 on D 18331, Lot 36 on D 64859
Bussell Highway, GELORUP

Sheet 2 of 2

Plan No. | 21470-05
Date | 11/02/20
Drawn | JW
Checked | DL
Revision | C

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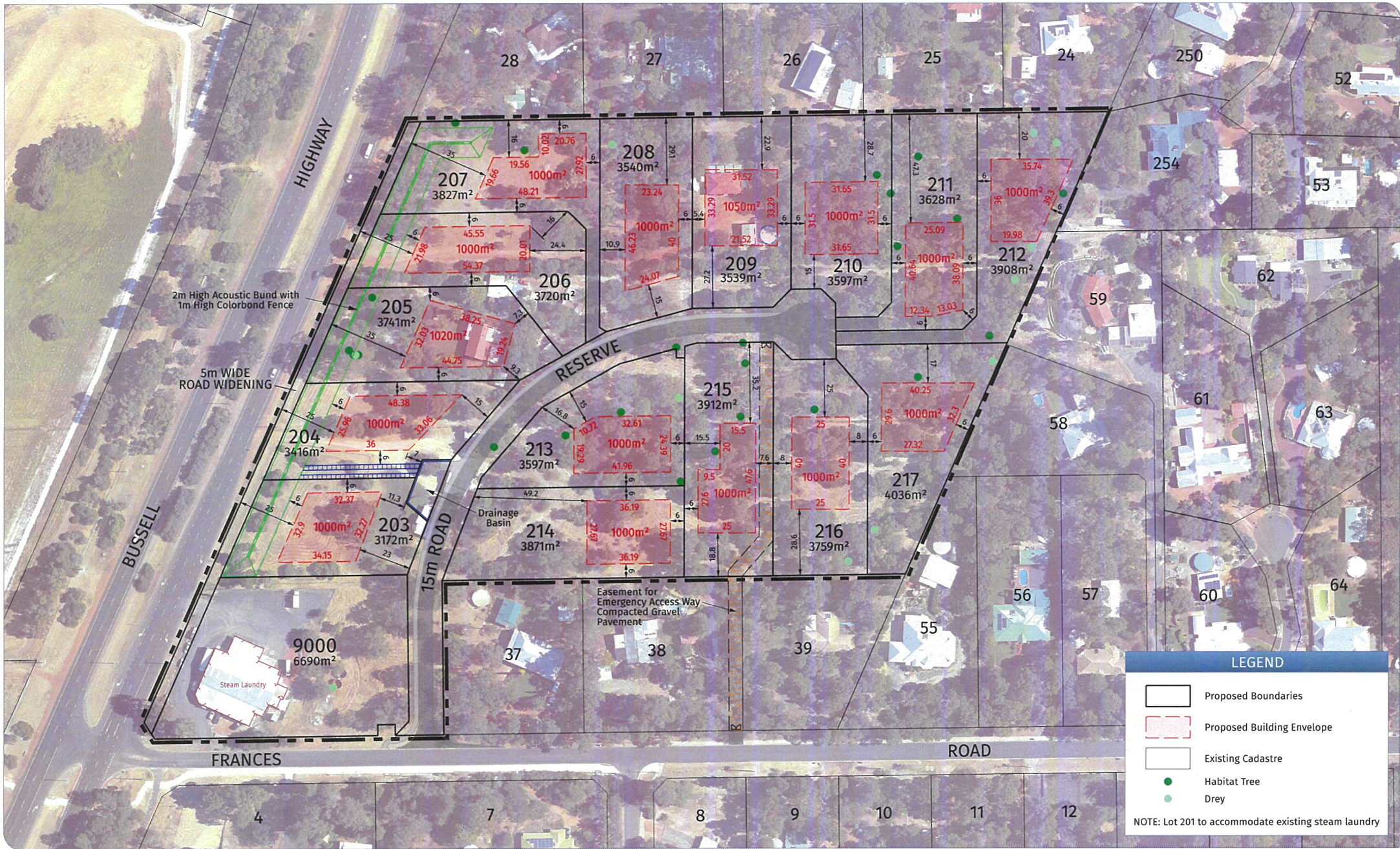
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PLANNING & SURVEY SOLUTIONS



BUILDING ENVELOPE PLAN

Lots 6, 7 & 8 on D 18331, Lot 36 on D 64859
Bussell Highway, GELORUP

SHIRE OF CAPEL
APPROVED BUILDING ENVELOPE PLAN
File Reference PA97 / 2020
Date 20 / 08 / 2020
Authorised Officer *[Signature]*

Plan No. | 21470-04
Date | 07/11/19
Drawn | JW
Checked | DL
Revision | F

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Scale | 1:1500@A3

0 20m 40m



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