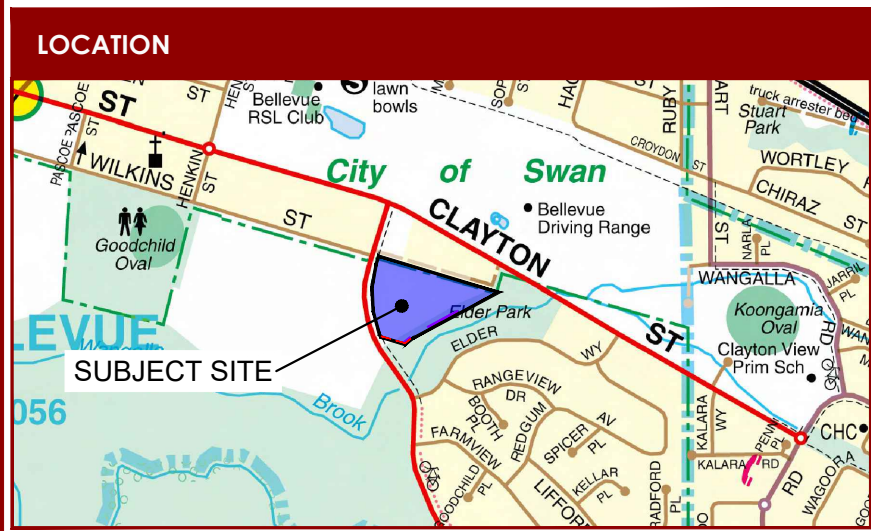


All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



LEGEND

	Local Development Plan Area		4m primary street setback
	Residential R20		1.5m secondary street setback
	Western Power easement		Uniform fencing type A
	Stormwater drainage easement		Uniform fencing type B
	Designated garage location		Major opening facing POS
			Designated tree location

APPROVED

This Local Development Plan has been approved by the Shire of Mundaring under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.4

Authorised Officer

22/12/22

PS.TPS 4.4.09

Date

LDP Ref. No.

PROVISIONS

General

- The provisions of the Shire of Mundaring Local Planning Scheme No.4 and State Planning Policy 7.3 Volume 1: Residential Design Codes are varied within this LDP. All other requirements of the Scheme and R-Codes shall be satisfied.

ANEF Special Control Area

- A single house on any lot subject to this LDP shall:
 - Incorporate the noise attenuation measures on Page 2 of this LDP; and
 - Be exempt from the requirement for planning approval under clauses 6.4.3 and 6.4.4 of the Scheme relating to the Special Control Area for land affected by the Australian Noise Exposure Forecast contours.

Street & Boundary Setbacks

- Buildings shall be setback a minimum of 4m to the primary street (averaging is permitted per cl. 5.1.2 C2.1(iii) of the R-Codes) & 1.5m to the secondary street.
- Walls not higher than 3.5m with major openings shall be set back a minimum of 1.2m from lot boundaries.
- Walls not higher than 3.5m without major openings shall be set back a minimum of 1m from lot boundaries.
- Walls not higher than 3.5m may be built up to two side boundaries within the following limits:
 - up to 1/3 the length of the balance of the lot boundary behind the street setback on one side boundary, and
 - up to 2/3 the length of the balance of the lot boundary behind the street setback on the second side boundary.

Garages

- Garages shall be located where shown on this LDP.
- Garages shall be set back a minimum of 4m from the primary street.
Note: Garages on Lots 121 & 131 may require a 6m setback to achieve a 1:6 driveway gradient.

Fences

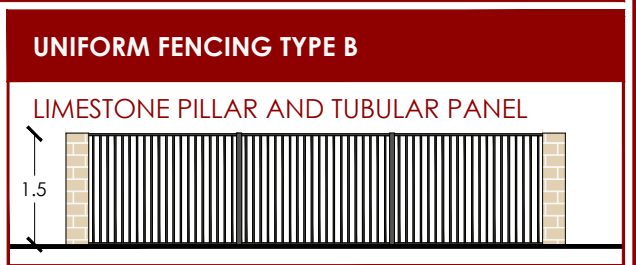
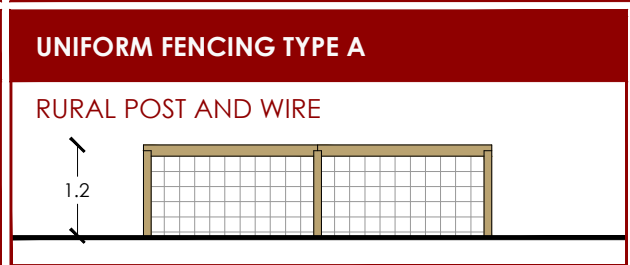
- Uniform fencing constructed by the developer shall not be modified, and any repairs shall use materials as close as reasonably practical to those used in the original construction.

POS Surveillance

- A dwelling on a lot directly abutting public open space shall provide at least one major opening from a habitable room facing the public open space.

Landscaping

- One tree per dwelling (Pyrus calleryana or alternative approved by the Shire of Mundaring) is to be installed within the street setback area of Lots 101-111 & 122-128, adjacent to the street boundary, as shown on the LDP Map. This shall satisfy cl. 5.3.2 C2.2(i) of the R-Codes.
- Trees installed under Provision 11 shall not be removed, relocated or damaged without the prior written consent of the Shire of Mundaring.



NOISE ATTENUATION REQUIREMENTS

Aircraft noise

1. Acoustic attenuation for aircraft noise shall include:
 - 1.1. Openings (external windows and doors) being not more than 20% of the floor area for sleeping areas and not more than 50% of floor area for other habitable spaces.
 - 1.2. Slab-on-ground construction.
 - 1.3. External walls to be of double brick cavity construction.
 - 1.4. Pitched roofs, with minimum 25-degree slope, using masonry tiles or metal sheet with acoustically sealed sarking (impervious membrane) over rafters.
 - 1.5. Plasterboard ceilings, not less than 10mm thick, with ceiling joists separate from the roof structure (i.e. not attached to rafters or roof trusses).
 - 1.6. Fibrous thermal insulation (R2.5 or greater) between ceiling joists, with weather seals to frames.
 - 1.7. External glass doors and windows to be laminated, not less than 6.38mm thick, with acoustic or resilient flap weather seals to frames.
 - 1.8. External timber doors to be solid core, 40mm thick with acoustic or resilient weather seals to frames.
2. To achieve the indoor design sound levels, windows will need to be closed, since if these are opened for ventilation purposes, the aircraft noise reduction of the building envelope will be significantly reduced. As such, building ventilation is to be installed with the following deemed to comply specifications:
 - 2.1. Bedroom ducts are to be lined with 25mm thick fibrous insulation for a minimum length equal to 5-times the diagonal measurement of the air grill;
 - 2.2. Living area ducts are to be lined with 25mm thick fibrous insulation for a minimum length equal to 3-times the diagonal measurement of the air grill, where the air grill is no more than 600mm in diagonal length; and
 - 2.3. Living area ducts are to be lined with 50mm thick fibrous insulation for a minimum length equal to 3-times the diagonal measurement of the air grill, where the air grill is more than 600mm in diagonal length

(Note: the term air grill applies to fresh air intakes, exhaust vents and supply and return registers.)

Mechanical ventilation requirements

3. In implementing the acceptable treatments, the following mechanical ventilation / air-conditioning considerations are required:
 - 3.1. Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40 dB into sensitive spaces;
 - 3.2. Evaporative systems require attenuated ceiling air vents to allow closed windows;
 - 3.3. Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements; and
 - 3.4. 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.

**Shire of Mundaring
APPROVED PLAN**

Local Development Plan No.9

For:

Signed: _____

Date: 22/12/2022 Ref: PS.TPS 4.4.09

LOCAL DEVELOPMENT PLAN

LOTS 101-121 LATERITE GROVE & LOTS 122-131 GEODE VIEW

215 (Lot 1) Katharine Street

BELLEVUE

