

## LOCAL DEVELOPMENT PLAN- Lot 137 Barfield Road Hammond Park

- 1.0 Local Planning Policy 1.16  
Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone shall apply for residential development within the Local Development Plan area.
- 2.0 Construction of buildings in Bushfire Prone Areas.
  - 2.1 A Bushfire Attack Level (BAL) assessment shall be provided with any Building Permit, in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas (SPP3.7).
  - 2.2 For any lots where the BAL rating requires a bushfire management plan under SPP3.7, the bushfire management plan shall be completed and endorsed by the City prior to, or at the time of determination of any Building Permit. All lots within the LDP are designated within bushfire prone areas for the purpose of implementing AS3959 under the National Construction Code.
- 3.0 Noise Amelioration
  - 3.1 Lots 1 - 13 and 15 - 53 are affected by Quiet House Design requirements in relation to development on the ground floor and above.
  - 3.2 All plans and supporting documents supporting the Building Permit Applications for Lots 1 - 13 and 15 - 53 must clearly demonstrate compliance with the relevant Deemed to Satisfy Construction requirements as attached in Schedule 1 to this LDP, including the provision of mechanical ventilation or suitable ducted air conditioning with fresh air intakes, as part of the building permit application.
    - 1 Storey (Ground Level)  
Lots 1-13, 22-25, 31-34, 42-43 and 49-52: Package A  
Lots 26, 35, 44 and 53: Package B
    - 2 Storey (If Proposed)  
Lots 1-7, 15-24, 27-34, 36-43 and 45-52: Package A  
Lots 8 - 12: Package B  
Lots 13, 25 - 26, 35, 44 and 53: Package C
  - 3.3 Alternative Construction methods to those detailed in the Deemed to Satisfy Quiet House Design Packages may be accepted by the City, where alternative design and construction methods are supported by a further, site specific acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Manager, Health Service.
- 4.0 Dwelling Orientation Lots 1-13  
All dwellings on lots 1-13 shall be primarily oriented with at least one major opening from a habitable room of the dwelling and a clearly definable entry facing the Public Open Space to the north.
- 5.0 Siting of Outdoor Living Areas Lots 1-13  
An outdoor living area is to be provided directly abutting the northern boundary of lots 1-13 adjacent to the adjoining Public Open Space to the north.
- 6.0 Uniform Fencing Lots 1-13
  - 6.1 Uniform fencing to the satisfaction of the City is to be provided along the northern boundary of lots 1-13 abutting the adjoining Public Open Space.
  - 6.2 Pedestrian access to the adjoining Public Open Space as part of the design of the proposed uniform fencing is permitted subject to the satisfaction of the City.
  - 6.3 Proposed Uniform Fencing shall comprise a combination of limestone block wall and piers inset with permeable staggered metal pickets Colorbond monument or similar colour.
- 7.0 Vehicular Access Lots 1-26  
Vehicular access to lots 1-26 is only permitted from the laneway directly abutting those lots.

### LEGEND:

- |  |                              |  |                 |
|--|------------------------------|--|-----------------|
|  | Minimum Outdoor Living Area  |  | Uniform Fencing |
|  | No Vehicular Access          |  | Noise Wall      |
|  | Primary Dwelling Orientation |  |                 |

0m 25m 50m

## Local Development Plan

137 Barfield Road

Hammond Park - City of Cockburn

# SCHEDULE 1: NOISE AMELIORATION DEEMED TO SATISFY CONSTRUCTION STANDARDS PACKAGES A, B AND C

## PACKAGE A

Area Type	Orientation	Package A measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> <li>• 6mm (minimum) laminated or toughened glazing</li> <li>• Fixed, casement or awning windows with seals</li> <li>• No external doors</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning<sup>1</sup></li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 6mm (minimum) laminated glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Living and work areas <sup>2</sup>	Facing corridor	<ul style="list-style-type: none"> <li>• 6mm (minimum) laminated glazing</li> <li>• Fixed, casement or awning windows with seals</li> <li>• 35mm (minimum) solid core external doors with acoustic seals</li> <li>• Sliding doors must be fitted with acoustic seals<sup>3</sup></li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 6mm (minimum) laminated glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

<sup>1</sup> See section on Mechanical ventilation/airconditioning for further details and requirements.

<sup>2</sup> These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".

<sup>3</sup> Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

## PACKAGE B

Area Type	Orientation	Package B measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> <li>• 10mm (minimum) laminated or toughened glazing</li> <li>• Fixed, casement or awning windows with seals</li> <li>• No external doors</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning<sup>4</sup></li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 10mm (minimum) laminated or toughened glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Living and work areas <sup>5</sup>	Facing corridor	<ul style="list-style-type: none"> <li>• 10mm (minimum) laminated or toughened glazing</li> <li>• Fixed, casement or awning windows with seals</li> <li>• 40mm (minimum) solid core external doors with acoustic seals<sup>6</sup></li> <li>• Sliding doors must be fitted with acoustic seals</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 6mm (minimum) laminated or toughened glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation / airconditioning</li> </ul>
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

<sup>4</sup> See section on Mechanical ventilation/airconditioning for further details and requirements.

<sup>5</sup> These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".

<sup>6</sup> Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

## PACKAGE C

Area Type	Orientation	Package C measures
Indoors		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> <li>• 10.5mm (minimum) VLam Hush laminated or toughened glazing equivalent</li> <li>• Fixed, casement or awning windows with seals</li> <li>• No external doors</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning<sup>7</sup></li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 10.5mm (minimum) VLam Hush laminated or toughened glazing equivalent</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Living and work areas <sup>8</sup>	Facing corridor	<ul style="list-style-type: none"> <li>• 10.5mm (minimum) VLam Hush laminated or toughened glazing equivalent</li> <li>• Fixed, casement or awning windows with seals</li> <li>• 40mm (minimum) solid core external doors with acoustic seals<sup>9</sup></li> <li>• Sliding doors must be fitted with acoustic seals</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 10mm (minimum) laminated or toughened glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

<sup>7</sup> See section on Mechanical ventilation/airconditioning for further details and requirements.

<sup>8</sup> These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".

<sup>9</sup> Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

# Figure 5-1







## Signs and symbols

-  Building
-  Property Fence
-  Package A Required
-  Package B Required
-  2.4m Wall

## Traffic Noise level

$L_{Aeq,night}$  dB

	$\leq$ 50	Noise Target
	$\leq$ 55	Above Target - Below Limit
	$\leq$ 60	Above Noise Limit
		

## Lot 137 Barfield Road - Hammond Park - Predicted 2031 Traffic Noise Levels

$L_{Aeq,Night}$  Noise Level Contours - Ground Floor - 2.4m wall









**Lloyd George Acoustics**  
 by Matt Moyle  
 matt@lgacoustics.com.au  
 (08) 9300 4188

# Figure 5-2







## Signs and symbols

-  Building
-  Property Fence
-  Package A Required
-  Package B Required
-  Package C Required
-  2.4m Wall

## Traffic Noise level

$L_{Aeq,night}$  dB

	$\leq$ 50	Noise Target
	$\leq$ 55	Above Target - Below Limit
	$\leq$ 60	Above Noise Limit
	$\leq$ 65	

## Lot 137 Barfield Road - Hammond Park - Predicted 2031 Traffic Noise Levels

$L_{Aeq,Night}$  Noise Level Contours - First Floor - 2.4m wall



**Lloyd George Acoustics**  
 by Matt Moyle  
 matt@lgacoustics.com.au  
 (08) 9300 4188