

Annexure '.....'

This property is the subject of WAPC Subdivision Approval 151198 and is located adjacent to a freight rail corridor in order to ameliorate the noise associated with the freight movements. The WAPC included two related conditions in its subdivision approval :

That a noise barrier (Masonry wall) with a minimum height of 2.2 metres be constructed along the railway boundary, and that a local development plan be prepared and approved for certain lots adjoining the rail corridor to address the noise attenuation measures contained in the herring storer acoustics report dated April 2012.

Local Development Plan Provisions

1. This local development plan has been prepared pursuant to clause 48 of the Planning and Development (local planning scheme) regulations 2015.
2. This local development plan relates to lots 106 to 112 inclusive and Lots 121 to Lot 125 inclusive on deposited plan 408076 which are contained within the local development plan boundary.
3. The following provision is derived from the herring storer acoustics report dated April 2012 and their supplementary letter dated 06/02/2018 and the provision of a 2.2 Metre noise barrier along the rail corridor boundary
4. All dwellings constructed on Lot 106 to 112 inclusive and 124 and 125 within the area of this local development plan shall comply with the following provisions as set out in the herring storer acoustics report dated April 2012 and their supplementary letter dated 06/02/2018 or alternatively approved by a qualified acoustic consultant

a. Ground floor

Room Type	Orientation	Measures
Bedrooms	Facing Rail Corridor	10mm laminated glazing Casement or Awning Windows No External Doors Closed Eaves No Vents to outside walls / eaves Mechanical Ventilation / Air Conditioning
	Side on to Corridor	6mm laminated glazing Closed Eaves Mechanical Ventilation / Air Conditioning
	Away From Corridor	No Requirements

Living & Work Areas	Facing Corridor	10mm laminated glazing Casement or Awning Windows 40MM(Min) Solid Core External Doors with acoustic seals. Glazing panels are acceptable but must meet minimum glazing requirements Sliding doors must be fitted with acoustic seals Closed Eaves No Vents to outside walls / eaves Mechanical Ventilation / Air Conditioning
	Side on to corridor	6MM Glazing Closed Eaves Mechanical Ventilation / Air Conditioning
	Away from Corridor	No Requirements
Other Outdoor Areas (Balconies, Alfresco, Etc)	Facing or Side on To Corridor	Minimum 2.4M Solid Fence (E.g Brick Limestone OR Hardifence) Colorbond and picket fences are not acceptable
	Away from corridor	No Requirements

b. First Floor

In addition to the measures above for the ground floor the following additional requirements apply for the first floor

Bedrooms are not to be located on the façade facing the corridor

Windows to living spaces on the façade facing the corridor to be 10.5mm thick laminated glass in casement or awning windows

Any doors to balconies to be hinged with acoustic seals

5. All dwelling construction lots 121-123 inclusive shall comply with the ground floor requirements for both ground and first floors.

Buyer _____

Flight Path

The purchaser is aware that the proposed lots may be within the existing and/or proposed flight paths of the Perth Airport runways therefore will require additional building code requirements by their chosen builders.

Margin Scheme

The Purchase Price is inclusive of GST, with the Margin Scheme applied in calculating any GST payable by the Seller. The Buyer acknowledges that, in accordance with the provisions of the Margin Scheme, he/she cannot claim any GST input credits for the purchase of the Property.

Buyer

Date/...../

For Brockman Park Developments

Seller

Date/...../