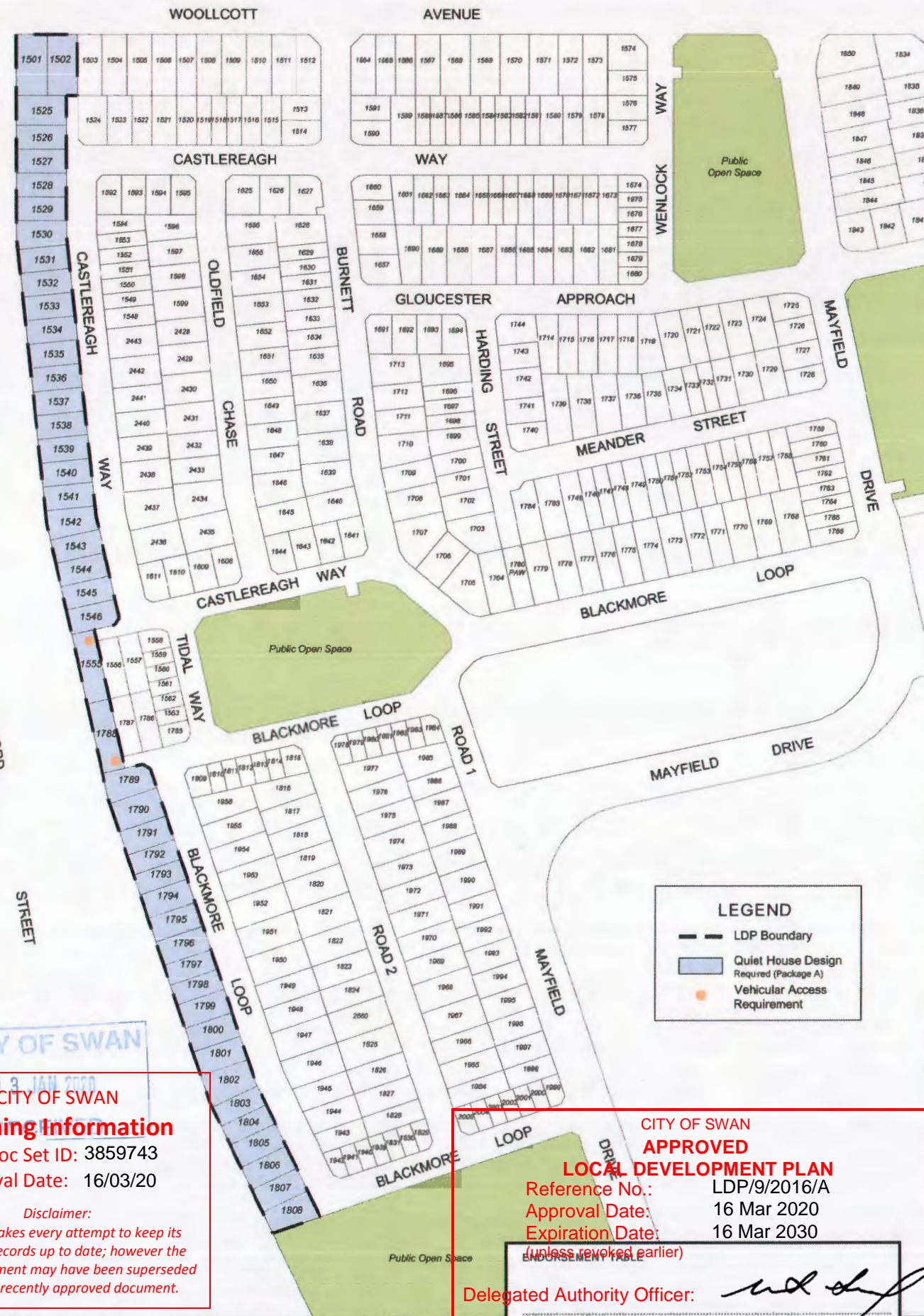


LOCAL DEVELOPMENT PLAN No. 3



CITY OF SWAN

Planning Information
 ECM Doc Set ID: 3859743
 Approval Date: 16/03/20

Disclaimer:
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
 Reference No.: LDP/9/2016/A
 Approval Date: 16 Mar 2020
 Expiration Date: 16 Mar 2030
 (unless revoked earlier)

Delegated Authority Officer:
 Manager Planning Services
 City of Swan
 Date
 Lyn Leong

PROVISIONS

1. Unless provided for below, the provisions of the City of Swan Local Planning Scheme No. 17, the Brabham Local Structure Plan 1C and the Residential Design Codes apply.
2. The requirement to consult with adjoining or other landowners where construction in accordance with a variation to the Residential Design Codes is proposed does not apply unless variations to this LDP are sought.
3. Development approval is not required, but a building permit is required, for the construction of a dwelling on any lot within the LDP area unless a variation to this LDP is being sought. In that case, a development approval will be required.

VEHICULAR ACCESS REQUIREMENTS

4. Vehicular access requirements apply to the lots identified on this plan. Provision is to be made for vehicles to exit these lots in forward gear through creation of a turning space.

NOISE AFFECTED LOTS

5. Quiet House Design requirements are applicable to those lots identified on this plan. Details of Quiet House Design packages for single storey development are outlined in the adjacent table of this LDP, and include the siting of outdoor living areas shielded from the transport corridor.
6. Quiet House Design construction standards for other than single storey development is to be subject to specialist advice provided by a suitably qualified acoustical consultant.

NOISE AMELIORATION - PACKAGE A

Area	Orientation to Road or Rail Corridor	Package A (up to 60dB L _{Aeq(Day)} and 55dB L _{Aeq(Night)})
Bedrooms	Facing	<ul style="list-style-type: none"> • Windows systems: Glazing up to 40% of floor area (minimum R_w + C_{tr} 28) - 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none"> • Windows systems: As above.
	Opposite	No Requirements
Other Habitable Rooms including Kitchens	Facing	<ul style="list-style-type: none"> • Windows and external door systems: Glazing up to 60% of floor area (minimum R_w + C_{tr} 28) - 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.
	Side	<ul style="list-style-type: none"> • Windows and external door systems: As above.
	Opposite	No Requirements
General	Any	<ul style="list-style-type: none"> • Walls (minimum R_w + C_{tr} 45) - <ul style="list-style-type: none"> • Two leaves of 90mm thick brick with minimum 50mm cavity • One row of 92mm studs at 600mm centres with - <ul style="list-style-type: none"> - Resilient steel channels fixed to the outside of the studs; and - 9.5mm fibre cement sheet or 11mm fibre cement sheet weatherboards fixed to the outside; - 75mm thick mineral wool insulation with a density of at least 11kg/m³; and - 2 x 16mm fire-rated plasterboard to inside. • Roof and ceiling (minimum R_w + C_{tr} 35) - Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. • Eaves to be closed using 4mm compressed fibre cement sheet. • Mechanical ventilation - Refer LSP1C Appendix 8: Transport Noise Assessment.
		Outdoor Living Area

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.



Whiteman Edge

