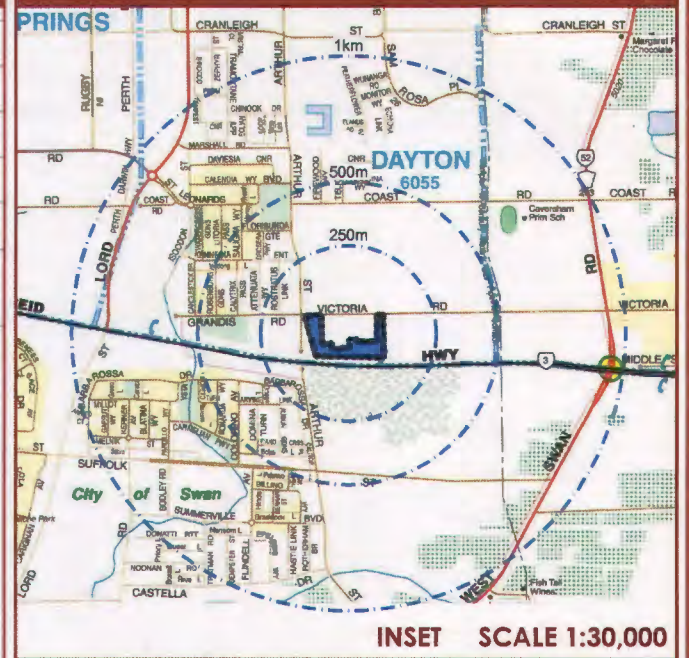


LOCAL DEVELOPMENT PLAN



LOCATION PLAN



LEGEND

- Local Development Plan area
- Residential R-MD30
- Residential R-MD60
- No vehicular access permitted

CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5563604
 Approval Date: 19/03/2020
 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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

INSET A: QUIET HOUSE DESIGN - GROUND FLOOR



- LEGEND**
- 'Package A' Treatment
 - 'Package B' Treatment

ENDORSED

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
 Statutory Planning Reference No.: LDP/6/2020
 City of Swan Approval Date: 19 Mar 2020
 Expiration Date: 19 Mar 2030
 Date: (unless revoked earlier)
 Delegated Authority Officer:
 Patricia Wojcik
 LDP No:

PROVISIONS

1. The provisions of the City of Swan Local Planning Scheme No.17, State Planning Policy 7.3 Residential Design Codes (R-Codes), and City of Swan Local Planning Policy 11: Variation to deemed-to-comply requirements of the R-Codes Medium Density Single House Development Standards (R-MD Codes) are varied within this LDP.
2. All other requirements of the Local Planning Scheme, R-Codes, and/or R-MD Codes (as applicable) shall be satisfied.
3. Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.
4. No vehicular access is permitted across property boundaries in locations shown on this LDP.
5. Dwellings on lots shown as being subject to quiet house design standards shall incorporate the corresponding quiet house design measures set out overleaf.

Note: R-MD development standards apply under the City of Swan Local Planning Policy 11: Variation to deemed-to-comply requirements of the R-Codes Medium Density Single House Development Standards.

CITY OF SWAN
 29 JAN 2020
 RECEIVED

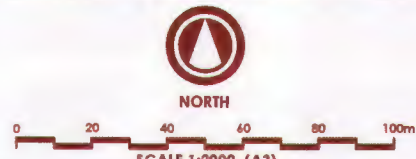
INSET B: QUIET HOUSE DESIGN - UPPER FLOOR



- LEGEND**
- 'Package A' Treatment
 - 'Package B' Treatment
 - 'Package C' Treatment
 - Specialist Advice



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



Package A

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB $L_{Aeq(Day)}$ and 55 dB $L_{Aeq(Night)}$)
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) – Two leaves of 90mm thick brick with minimum 50mm cavity 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 following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Boundary wall to be minimum 2m high; or Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

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.



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

Package B

Area	Orientation to Road or Rail Corridor	Package B (up to 63 dB $L_{Aeq(Day)}$ and 58 dB $L_{Aeq(Night)}$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm 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	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 25) – 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
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 $R_w + C_{tr}$ 31) – 10mm 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 have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<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.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 50mm thick insulation and where wall ties are required, these are to be anti-vibration/resilient type. 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 thick compressed fibre cement sheet. Mechanical ventilation – Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Boundary wall to be minimum 2.4m high; or Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

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.



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

Package C

Area	Orientation to Road or Rail Corridor	Package C (up to 65 dB $L_{Aeq}(Day)$ and 60 dB $L_{Aeq}(Night)$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 20% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm 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: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Opposite	<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.
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm 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 have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm 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 have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Opposite	<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.
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 50mm thick insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum $R_w + C_{tr}$ 40) – Standard roof construction with 2 x 10mm plasterboard ceiling and minimum R3.0 insulation between ceiling joists. Eaves to be closed using 6mm thick compressed fibre cement sheet. Mechanical ventilation – Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

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.



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

LOCAL DEVELOPMENT PLAN - PAGE 4 OF 4
ST LEONARDS ESTATE : STAGE 1T
DAYTON