



- LEGEND**
- Subject Property Boundaries
 - Surrounding Property Boundaries
 - No Vehicle Access
 - Dwelling Orientation
 - - - Asset Protection Zone (See Note 1)
 - Quiet House Design Requirement (See Note 2)

LOCAL DEVELOPMENT PLAN PROVISIONS

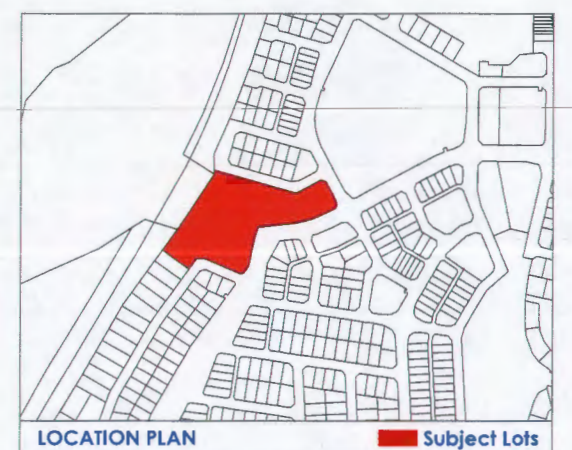
Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-LP-11 Variation To Deemed To Comply Requirements of the R-Codes - Medium Density Single House Development Standards (R-MD Codes) and the Malvern Springs Development Plan (DP006).

Residential density codes are as per the applicable endorsed Development Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the Residential Design Codes and POL-LP-11 apply to all lots subject to this LDP.

This LDP supersedes all provisions of DAP-74 (as amended) for Lots 6576, 11544-11549.

1. No buildings or structures that require a Building Permit (excluding swimming pools) are to be constructed in the Asset Protection Zone. Additional requirements for maintaining the APZ can be found in the applicable Bushfire Management Plan (Strategen, July 2016) available from the City or the developer.
2. For lots identified on the plan; Quiet House Design (Package A) requirements are as per Herring Storer Acoustic Report (July 2015) and 'Implementation Guidelines for State Planning Policy 5.4'. See Page 2 for more detailed information.
3. For group housing sites 7245 and 7246, dwellings on these lots shall face in the direction indicated by the 'Dwelling Orientation' arrows and this shall be regarded as the 'primary street frontage'. If a dwelling is proposed on the corner of two public streets, the proponent may elect which of these is the 'primary street'.
4. For group housing Lots 7245 and 7246, bin pads are to be located along Rodstand Circuit and provide room for the number of bins in accordance with the City of Swan Waste Management Operational Guidelines. Bin pads shall be located so as not to obstruct any driveway.
5. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 3937512
 Approval Date: 10/02/2017

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.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
 Principal Planner / Co-ordinator Statutory Planning

Date: **10 FEB 2017** CoS Ref: **LDP 6-2017**



CITY OF SWAN
REVISED PLAN 7 FEB 2017
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CADASTRAL INFORMATION
 SOURCE: WHELANS
 YYMMDD: 150812
 DWG REF: 150812-TRUN_PCG84
 PROJECTION: PCG 84

SIZE A3
 0 10 20 30 40 50 metres

1:1000

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
D	ADDITIONAL PROVISIONS	170207	RF	EH
C	PROVISION UPDATE	170123	RF	EH
B	MINOR TEXT FIX	170110	HH	EH
A	BASE PLAN RD1 404A	170104	HH/SB	RD

LOCAL DEVELOPMENT PLAN - STAGE 19, VILLAGE 6
Lot 9280, Malvern Springs, Ellenbrook
 City of Swan

REF NO. **EJV VL6** DRAW NO. **RD1 405** REV. **D**

Herring Storer Acoustic Report

Area	Orientation to road or rail corridor	Package A
		L _{Aeq} , Day up to 60dB L _{Aeq} , Night up to 55dB
Bedrooms	Facing	<ul style="list-style-type: none"> Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R_w+C_{tr} 31dB: 60%] [if R_w+C_{tr} 34dB: 80%] Roof and ceiling to R_w+C_{tr} 35dB (1 layer 10mm plasterboard) Mechanical ventilation as per Section 6.3.1
	Side-on	<ul style="list-style-type: none"> As above, except glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements As per Package A 'Side On' As per Package A 'Facing' Walls to R_w+C_{tr} 45dB Windows and external door systems: Minimum R_w+C_{tr} 25dB (Table 6.4), total glazing area limited to 40% of room floor area. [if R_w+C_{tr} 28dB: 60%]
Indoor living and work Areas	Facing	<ul style="list-style-type: none"> External doors other than glass doors to R_w+C_{tr} 26dB (Table 6.4) Mechanical ventilation as per Section 6.3.1
	Side-on	<ul style="list-style-type: none"> As above, except the glazing R_w+C_{tr} values for each package may be 3dB less, or max % area increased by 20%
	Opposite	<ul style="list-style-type: none"> No requirements
Other indoor areas	Any	<ul style="list-style-type: none"> No requirements
Outdoor living areas	Any (Section 6.2.3)	<ul style="list-style-type: none"> At least one outdoor living area located on the opposite side of the building from the transit corridor and/or At least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level

Implementation Guidelines for State Planning Policy 5.4

Section 6.3.1 Mechanical ventilation requirements
It is noted that natural ventilation must be provided in accordance with F4.6 and F4.7 of Volume One and 3.8.5.2 of Volume Two of the National Construction Code.

Where the noise limit is likely to be exceeded, a mechanical ventilation system is usually required.

Mechanical ventilation systems will need to comply with AS 1668.2 - The use of mechanical ventilation and air-conditioning in buildings. Fresh intake and relief air paths will need to be fully ducted to allow windows to be closed, and be located at positions furthest from the traffic noise sources where practicable.

For acceptable treatment packages A, B and C, if a ventilation system is provided in addition to operable windows, on all sides facing or side on to the transport corridor it must either provide:

- closed roof eaves and wall openings on those sides; or
- acoustically rated openings and ductwork arrangements to provide a minimum sound reduction performance of R_w and 40dB into sensitive spaces.

Table 6.4: Minimum acoustic rating of selected external building elements

Building element	Type	Airborne weighted sound reduction rating with traffic correction R _w +C _{tr} , dB	Example constructions, with airtight seals according to Section 6.3.3
Window, uPVC, aluminium or timber frame	Sliding or double hung opening	23	<ul style="list-style-type: none"> 4mm monolithic glass
		26	<ul style="list-style-type: none"> Single pane glazing to R_w 33dB 6mm monolithic or laminated glass 6mm toughened safety glass '6-12-6' double insulated glass unit (IGU)
		29	<ul style="list-style-type: none"> Single pane glazing to R_w 36dB 10mm monolithic (aka float) glass 10mm laminated or toughened safety glass 6mm-12mm-10mm double insulating
	Fixed sash, awning or casement type opening	26	<ul style="list-style-type: none"> 4mm monolithic glass
		31	<ul style="list-style-type: none"> Single pane glazing to R_w 33dB 6mm monolithic or laminated glass 6mm toughened safety glass '6-12-6' double insulated glass unit (IGU)
		34	<ul style="list-style-type: none"> Single pane glazing to R_w 36dB 10mm monolithic (a.k.a. float) glass 10mm laminated or toughened safety glass 6mm-12mm-10mm double insulated glass unit (IGU)
Single external door, aluminium uPVC or timber frame	Fully glazed sliding door	24	<ul style="list-style-type: none"> 6mm monolithic or laminated 5 or 6mm toughened safety glass
		27	<ul style="list-style-type: none"> 10mm monolithic or laminated 10mm toughened safety glass
	Fully glazed hinged door	28	<ul style="list-style-type: none"> Certified R_w 31dB acoustically rated door and frame including seals 6mm monolithic or laminated 5 or 6mm toughened safety glass
		31	<ul style="list-style-type: none"> Certified R_w 34dB acoustically rated door and frame including seals 10mm monolithic or laminated 10mm toughened safety glass
	Solid core timber frame, side hinged	26	<ul style="list-style-type: none"> Certified R_w 28dB acoustically rated door and frame system including seals 35mm solid core timber
		30	<ul style="list-style-type: none"> Certified R_w 32dB acoustically rated door and frame system including seals 40mm solid core timber without glass insert 40mm solid core timber with not less than 6mm

** Alternative construction specifications are acceptable, provided they are supported by a report prepared by a qualified acoustic consultant.*



CITY OF SWAN
7 FEB 2017
RECEIVED

REVISED PLAN

LOCAL DEVELOPMENT PLAN - STAGE 19, VILLAGE 6
Lot 9280, Malvern Springs, Ellenbrook
City of Swan

D	ADDITIONAL PROVISIONS	170207	RF	EH
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