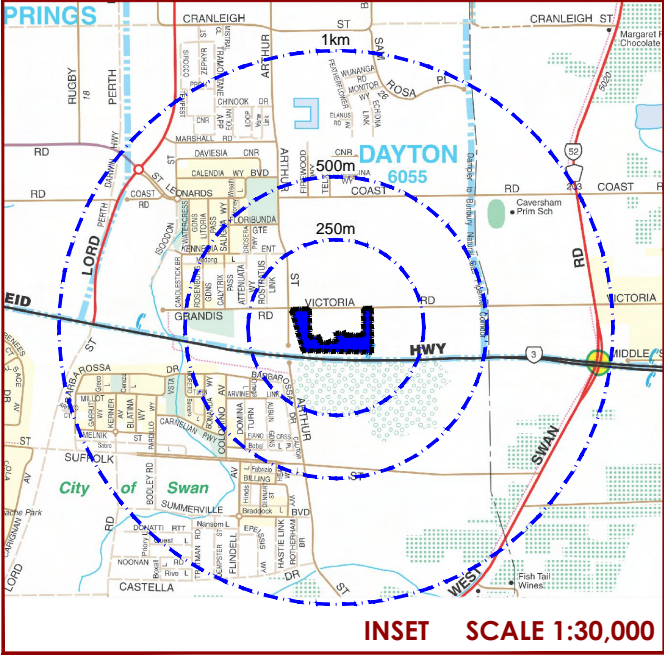


LOCAL DEVELOPMENT PLAN



LOCATON PLAN



LEGEND

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

INSET A: QUIET HOUSE DESIGN - GROUND FLOOR



LEGEND

- 'Package A' Treatment
- 'Package B' Treatment

INSET B: QUIET HOUSE DESIGN - UPPER FLOOR



LEGEND

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

ENDORSED

Statutory Planning  
City of Swan

Date:.....

LDP No:.....

PROVISIONS

- 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.
- All other requirements of the Local Planning Scheme, R-Codes, and/or R-MD Codes (as applicable) shall be satisfied.
- Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.
- No vehicular access is permitted across property boundaries in locations shown on this LDP.
- 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.



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0 20 40 60 80 100m  
SCALE 1:2000 (A3)

Package A

| Area                                     | Orientation to Road or Rail Corridor | Package A (up to 60 dB $L_{Aeq}(\text{Day})$ and 55 dB $L_{Aeq}(\text{Night})$ )   |
|--|--------------------------------------|--|
| Bedrooms                                 | Facing                               | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>   |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows systems:<br/>As above.</li> </ul>   |
|  | Opposite                             | No requirements  |
| Other Habitable Rooms Including Kitchens | Facing                               | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>Glazing up to 60% of floor area (minimum <math>R_w + C_{tr}</math> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.<br/>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.</li> </ul> |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>As above.</li> </ul>   |
|  | Opposite                             | No requirements  |
| General                                  | Any                                  | <ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_{tr}</math> 45) – Two leaves of 90mm thick brick with minimum 50mm cavity</li> <li>Roof and ceiling (minimum <math>R_w + C_{tr}</math> 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>                    |
| Outdoor Living Area                      |                                      | <ul style="list-style-type: none"> <li>Boundary wall to be minimum 2m high; or</li> <li>Locate on the side of the building that is opposite to the corridor; or</li> <li>Locate within alcove area so that the house shields it from corridor.</li> </ul>  |

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.



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**LOCAL DEVELOPMENT PLAN - PAGE 2 OF 4**  
**ST LEONARDS ESTATE : STAGE 1T**  
**DAYTON**

Package B

| Area                                     | Orientation to Road or Rail Corridor | Package B (up to 63 dB $L_{Aeq}(\text{Day})$ and 58 dB $L_{Aeq}(\text{Night})$ )   |
|--|--------------------------------------|--|
| Bedrooms                                 | Facing                               | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>  |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows systems:<br/>As above.</li> </ul>   |
|  | Opposite                             | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 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.</li> </ul>   |
| Other Habitable Rooms Including Kitchens | Facing                               | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>Glazing up to 60% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.<br/>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 <math>R_w + C_{tr}</math> 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul> |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>Glazing up to 60% of floor area (minimum <math>R_w + C_{tr}</math> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.<br/>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.</li> </ul>   |
|  | Opposite                             | No requirements  |
| General                                  | Any                                  | <ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_{tr}</math> 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.</li> <li>Roof and ceiling (minimum <math>R_w + C_{tr}</math> 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm thick compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>                  |
| Outdoor Living Area                      |                                      | <ul style="list-style-type: none"> <li>Boundary wall to be minimum 2.4m high; or</li> <li>Locate on the side of the building that is opposite to the corridor; or</li> <li>Locate within alcove area so that the house shields it from corridor.</li> </ul>  |

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.



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**ST LEONARDS ESTATE : STAGE 1T**  
**DAYTON**



Package C

| Area                                     | Orientation to Road or Rail Corridor | Package C (up to 65 dB $L_{Aeq}(\text{Day})$ and 60 dB $L_{Aeq}(\text{Night})$ )   |
|--|--------------------------------------|--|
| Bedrooms                                 | Facing                               | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 20% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>  |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows systems:</li> <li>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>   |
|  | Opposite                             | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>   |
| Other Habitable Rooms Including Kitchens | Facing                               | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.<br/>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 <math>R_w + C_{tr}</math> 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul> |
|  | Side                                 | <ul style="list-style-type: none"> <li>Windows and external door systems:<br/>Glazing up to 60% of floor area (minimum <math>R_w + C_{tr}</math> 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.<br/>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 <math>R_w + C_{tr}</math> 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul> |
|  | Opposite                             | <ul style="list-style-type: none"> <li>Windows systems:<br/>Glazing up to 40% of floor area (minimum <math>R_w + C_{tr}</math> 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>   |
| General                                  | Any                                  | <ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_{tr}</math> 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.</li> <li>Roof and ceiling (minimum <math>R_w + C_{tr}</math> 40) – Standard roof construction with 2 x 10mm plasterboard ceiling and minimum R3.0 insulation between ceiling joists.</li> <li>Eaves to be closed using 6mm thick compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>              |
| Outdoor Living Area                      |                                      | <ul style="list-style-type: none"> <li>Locate on the side of the building that is opposite to the corridor; or</li> <li>Locate within alcove area so that the house shields it from corridor.</li> </ul>   |

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.



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