

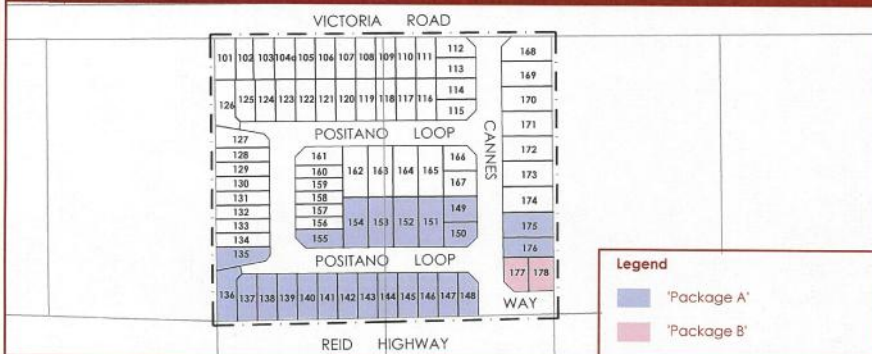
LOCAL DEVELOPMENT PLAN



LEGEND

- Local Development Plan Area
- Residential R30
- No vehicular access permitted
- Lots developable to a maximum density of R40 in accordance with clause 5.2.2 of part one of Dayton Local Structure Plan 2A

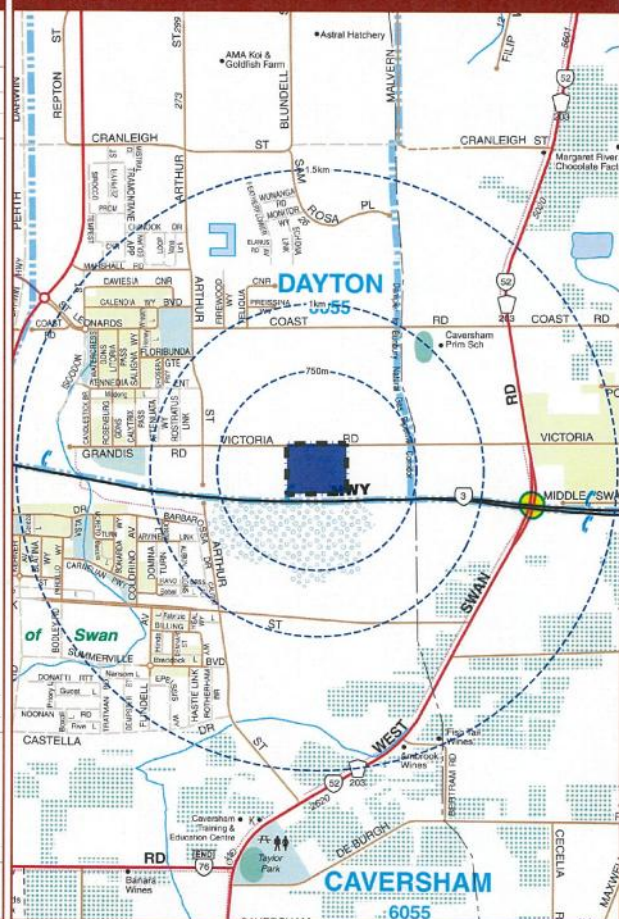
INSET A: QUIET HOUSE DESIGN - GROUND FLOOR



INSET B: QUIET HOUSE DESIGN - UPPER FLOOR



LOCATION PLAN



ENDORSED

Statutory Planning Date City of Swan Reference No.

15-6-20 LDP: LDP/15/2016/A

PROVISIONS

General

- The provisions of the City of Swan Local Planning Scheme No.17 and State Planning Policy 7.3 Residential Design Codes: Volume 1 (R-Codes) are varied within this LDP.
- Development that complies with this LDP does not require consultation with surrounding landowners and negates the requirement for planning approval on lots with an area of less than 260m².
- Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.

Vehicular Access

- No vehicular access is permitted across property boundaries in locations depicted on this LDP.

Quiet House Design

- Dwellings on lots identified as being subject to Quiet House Design Standards on this LDP (refer 'Inset A' and 'Inset B') shall be designed and constructed in accordance with the relevant Package treatments as specified overleaf.
- Specialist advice from an appropriately qualified acoustical consultant is required to set out quiet house design measures for the upper floor[s] of dwellings on Lots 136-148.

Note: R-MD development standards apply to all lots 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 (POL-LP-011):

- R30 corresponds to R-MD30; and
- R40 corresponds to R-MD40.

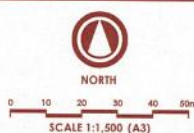


All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

BURGESS DESIGN GROUP
TOWN PLANNING • URBAN DESIGN

All enquiries to be directed to the City of Swan

Plan No: WES LSP4 8-04b-01 Client: GM PROPERTY
Date: 20.05.20 Planner: MB



LOCAL DEVELOPMENT PLAN - PAGE 1 OF 5
GOLDEN VINES PRIVATE ESTATE
VICTORIA ROAD PRECINCT
DAYTON
CITY OF SWAN

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"> 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. Doors to match glazing requirements.
	Side	<ul style="list-style-type: none"> Windows systems: As above. Doors to match glazing requirements.
	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.
At Least One Outdoor Living Area		<ul style="list-style-type: none"> Screened using a solid continuous fence of minimum 2 metres high unless a noise wall greater than 2 metres high has been installed; 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.

SOURCE: TRANSPORTATION NOISE ASSESSMENT Rev.A (LLOYD GEORGE ACOUSTICS 2020) (REF: 19014798-01)



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"> 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. Doors to match glazing requirements.
	Side	<ul style="list-style-type: none"> Windows systems: As above. Doors to match glazing requirements.
	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. Glass doors to be same performance ($R_w + C_{tr} 28$) 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 25mm thick, 24kg/m³ 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.
At Least One 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.

SOURCE: TRANSPORTATION NOISE ASSESSMENT Rev.A (LLOYD GEORGE ACOUSTICS 2020) (REF: 19014798-01)

LOCAL DEVELOPMENT PLAN - PAGE 3 OF 5

**GOLDEN VINES PRIVATE ESTATE
VICTORIA ROAD PRECINCT**

DAYTON

CITY OF SWAN



BURGESS DESIGN GROUP
TOWN PLANNING • URBAN DESIGN

Plan No: WES LSP4 8-04b-03 Client: GM Property
Date: 20.05.20 Planner: MB

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 40% of floor area (minimum $R_w + C_{tr}$ 34) – 10.5mm thick VLam Hush glass in fixed sash, awning or casement opening with seals to openings. Doors to match glazing requirements.
	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. Doors to match glazing requirements.
	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 40mm 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. Alternatively, change to fully glazed 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 certified to R_w 30. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternatively, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Opposite	<ul style="list-style-type: none"> Windows 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.
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 25mm thick, 24kg/m³ 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.
At Least One 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.

SOURCE: TRANSPORTATION NOISE ASSESSMENT Rev.A (LLOYD GEORGE ACOUSTICS 2020) (REF: 19014798-01)



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*.

In implementing the acceptable treatment packages, the following must be observed:

- Evaporative air conditioning systems will meet the requirements for Packages A and B provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened.
- Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements.
- External openings (e.g. air inlets, vents) need to be positioned facing away from the transport corridor where practicable.
- Ductwork needs to be provided with adequate silencing to prevent noise intrusion.

SOURCE: TRANSPORTATION NOISE ASSESSMENT Rev.A (LLOYD GEORGE ACOUSTICS 2020) (REF: 19014798-01)

