

PROVISIONS

1. Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of Local Planning Scheme No.17 (LPS 17). The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.

NOISE AFFECTED LOTS

2. Quiet House design requirements are applicable to all noise affected lots identified on this Local Development Plan. Detail of Quiet House design requirements are included as Table 1 below.
3. Modifications to the Quiet House design requirements may be approved by the City where it can be demonstrated that proposed development will be provided an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.
4. The acoustic wall installed by the developer shall not be reduced in height and may only be repaired/replaced with like materials to the satisfaction of the City of Swan.

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS		
Provisions in accordance with Herring Storer 'Road and Rail Acoustic Assessment', May 2016.		
ORIENTATION to Roe Highway	Ground Floor LAeq, Day up to 63dB LAeq, Night up to 58dB	Upper Floor LAeq, Day up to 65dB LAeq, Night up to 60dB
Bedrooms Facing	<ul style="list-style-type: none"><li>Walls Double Brick</li><li>Windows Fixed sash, awning or casement type opening - 6mm monolithic, toughened or laminated glass, or; Sliding Type - 10mm laminated or toughened safety glass or 6.5mm VLam Hush laminated</li><li>External door systems: Fully glazed hinged door 10mm monolithic, toughened or laminated. Fully glazed sliding door 6.5mm VLam Hush</li><li>Roof and ceiling . Tiled or colourbond with, 1 layer 10mm plasterboard and thermal insulation</li></ul>	<ul style="list-style-type: none"><li>Walls Double Brick</li><li>Windows Fixed sash, awning or casement type opening - 10mm monolithic, toughened or laminated glass, or 6.5mm VLam Hush laminated</li><li>External door systems: Fully glazed hinged door 10mm monolithic, toughened or laminated. Fully glazed sliding door 10.5mm VLam Hush</li><li>Roof and ceiling Tiled or colourbond with, 2 layer 10mm plasterboard and thermal insulation</li></ul>
Bedrooms Side-on and Indoor Living facing	<ul style="list-style-type: none"><li>As above, except Windows 6mm monolithic, toughened or laminated glass (sliding type)</li><li>Fully glazed sliding door 6.38mm laminated</li></ul>	<ul style="list-style-type: none"><li>As above, except Windows 6.38mm laminated glass (sliding type)</li><li>Fully glazed sliding door 6.38mm laminated</li></ul>
Bedrooms Opposite	<ul style="list-style-type: none"><li>Sliding or double hung opening 6mm monolithic, toughened or laminated glass.</li></ul>	<ul style="list-style-type: none"><li>Sliding or double hung opening 6.38mm laminated glass.</li></ul>

Note:

1. Alternative construction to the above are possible provided they are approved by a suitable qualified acoustic consultant to meet the internal noise criteria.
2. Where mechanical ventilation / air conditioning is installed then it shall not compromise the internal compliance for noise levels.
3. The above requirements represent Package B (Ground Floor) and C (Upper Floor) from Table 6.3 in State Planning Policy 5.4 Guidelines.
4. Further detailed information can be found on the required material performance for the above packages within State Planning Policy 5.4 Guidelines.

CITY OF SWAN  
APPROVED  
LOCAL DEVELOPMENT PLAN

Reference No.: LDP/18/2017/A

Approval Date: 02 Jul 2020

Expiration Date: 2 Jul 2030

(unless revoked earlier)

Delegated Authority Officer:

John Elliott



LEGEND

- LDP Boundary
- Minimum 2.0m Setback
- Acoustic Wall

QUIET HOUSE DESIGN

- Quiet House Design Required



Stage 4 - Local Development Plan No. 2

