

### LEGEND

- Lots Subject to this LDP
- Building Envelope
- Quiet House Design Package B

### LOCAL DEVELOPMENT PLAN PROVISIONS

**1. General**  
The requirements of the Shire of Serpentine-Jarrahdale's Town Planning Scheme No. 2 apply to all lots unless otherwise varied by this Local Development Plan (LDP).

**2. Acoustic**  
Proposed Lot 97 is subject to the requirements of a Quiet House Design Package B as prescribed under Table 3 of State Planning Policy 5.4 – Road and Rail Traffic Noise (See Table)

### APPROVAL

The Local Development Plan has been approved by the Shire of Serpentine-Jarrahdale under Schedule 2, Clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015.

*[Signature]* 29/3/2023  
Signature Date

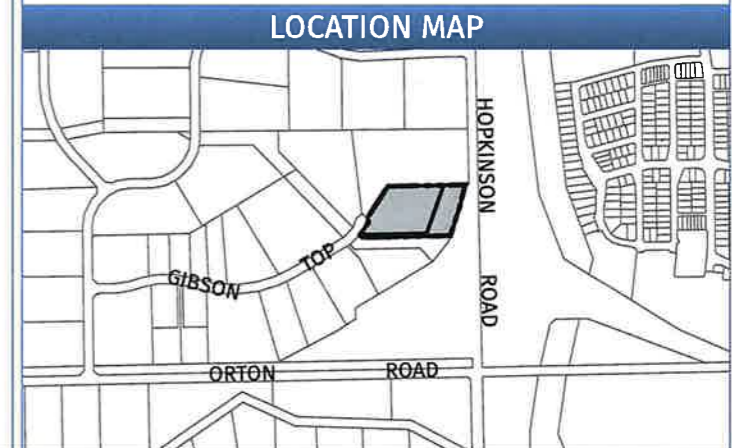


Table 3 of State Planning Policy 5.4 – Road and Rail Traffic Noise

Exposure Category	Orientation to corridor	Acoustic rating and example constructions				Mechanical ventilation / air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings highest floors	
Quiet House B	Facing	<b>Bedroom and indoor living and work areas to Rw+Ctr 50dB</b> <ul style="list-style-type: none"> <li>Single leaf of 90mm day brick masonry with:               <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs of 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> <li>Single leaf of 220mm brick masonry with 13mm cement render on each face</li> <li>150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face</li> <li>Double brick: two leaves of 90mm clay brick masonry with:               <ul style="list-style-type: none"> <li>A 50mm cavity between leaves</li> <li>50mm glass wool or polyester cavity insulation (R2.0+)</li> <li>Resilient ties where required to connect leaves.</li> </ul> </li> </ul>	<b>Bedrooms</b> <ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw+Ctr 31dB rated door and frame including seals and 10mm glass.</li> <li>Other external doors to Rw+Ctr 28dB, e.g. As per Quiet House A Bedrooms.</li> </ul>	<b>Bedrooms</b> <ul style="list-style-type: none"> <li>Total external door and window system area up to 40% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 31 dB).</li> <li>Up to 60% floor area: as per above but must be minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 34dB).</li> </ul>	<b>To Rw+Ctr 35dB</b> <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation</li> </ul>	<b>Outdoor living areas</b> At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level. <ul style="list-style-type: none"> <li>Acoustically rated openings and ductwork to provide a minimum sound reductions performance of Rw 40dB into sensitive spaces.</li> <li>Evaporative systems require attenuated ceiling air vents to allow closed windows.</li> <li>Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements.</li> <li>Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.</li> </ul>
	Side-on	Double brick: two leaves of 110mm clay brick masonry with 50mm cavity between leaves and R2.0+ cavity insulation	As per Quiet House A 'Facing' above (Rw+Ctr values may be 3dB less, or max % area increased by 20%).			
	Opposite		As per Quiet House A 'Side-On' above.			

# LOCAL DEVELOPMENT PLAN

Proposed Lot 97 on DP422095 Gibson Top, OAKFORD

Plan No. | 22452-03  
 Date | 15/03/23  
 Drawn | NP  
 Checked | AN  
 Revision | A

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NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

**Harley Dykstra**  
 PLANNING & SURVEY SOLUTIONS