



LEGEND

- Lots Subject to this LDP
- Building Envelope
- Lots Requiring Quiet House Design "Package A" and Notification on Title
- Effluent Disposal Area

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 123 is subject to the requirements of a Quiet House Design Package A 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.

L. Dykstra Signature 24/04/2023 Date

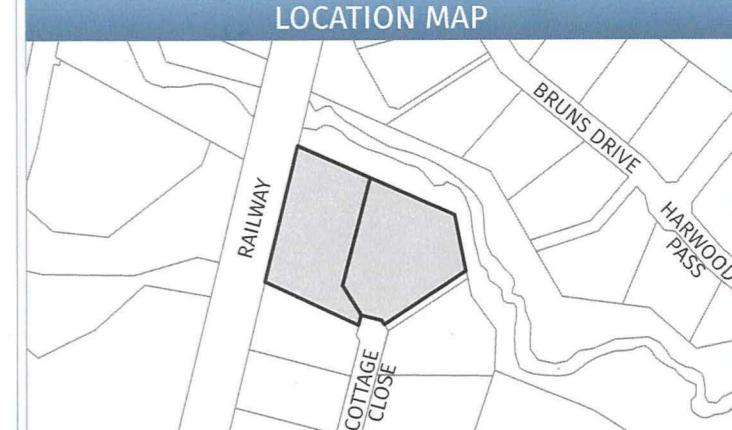


Table 3 of State Planning Policy 5.4 – Road and Rail Traffic Noise

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 A	Facing	Bedroom and indoor living and work areas to Rw+Ctr 45dB <ul style="list-style-type: none"> One row of 92mm studs at 600mm centres with: <ul style="list-style-type: none"> - Resilient steel channels fixed to the outside of the studs; and - 9.5mm hardboard or 9mm fibre cement sheeting or 11mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and - 75mm glass wool (11kg/m³) or 75mm polyester (14kg/m³) insulation, positioned between the studs; and - Two layers of 15mm fire-protective grade plasterboard fixed to the inside face of the studs. - Single leaf of 150mm brick masonry with 13mm cement render on each face. - Double brick: two leaves of 90mm clay brick masonry with a 20mm cavity between leaves. 	Bedrooms <ul style="list-style-type: none"> - Fully glazed hinged door with certified Rw+Ctr 28dB rated door and frame including seals and 6mm glass Other external doors to Rw+Ctr 25dB, e.g. <ul style="list-style-type: none"> - 35mm solid core timber hinged door and frame system certified to Rw 28dB including seals - Glazed sliding door with 10mm glass and weather seals 	Bedrooms <ul style="list-style-type: none"> - Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing (Rw+Ctr 28 dB). Sealed awning or casement windows may use 6 mm glazing instead. - Up to 60% floor area: as per above but must be sealed awning or casement type windows (Rw+Ctr 31dB). Indoor living and work areas <ul style="list-style-type: none"> - Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (Rw+Ctr 25dB). - Up to 60% floor area: As per Bedrooms at up to 40% area (Rw+Ctr 28 dB). - Up to 80% floor area: As per Bedrooms at up to 60% area (Rw+Ctr 31dB). 	To Rw+Ctr35dB <ul style="list-style-type: none"> - Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling 	At least one outdoor living area located on the opposite side of the building from the transport 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.	<ul style="list-style-type: none"> - Acoustically rated openings and ductwork to provide a minimum sound reductions performance of Rw 40dB into sensitive spaces. - Evaporative systems require attenuated ceiling air vents to allow closed windows. - Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements. - 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.
	Side-on	As per 'Facing' above, except Rw+Ctr values may be 3dB less, e.g. glazed sliding door with 10mm glass and weather seals for bedrooms.	As above, except 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

Lots 123-124 Cottage Close, DARLING DOWNS

Plan No. | 23259-04
 Date | 17/03/23
 Drawn | NP
 Checked | TD
 Revision | A

PERTH & FORRESTDALE:
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ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1000@A3

0 10m 20m 30m

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

Harley Dykstra
 PLANNING & SURVEY SOLUTIONS