

# LOCAL DEVELOPMENT PLAN

The provisions of this Local Development Plan (LDP) are in addition to any requirement under Town Planning Scheme No. 4, State Planning Policy 7.3 Residential Design Codes - Volume 1 (R Codes) or any development control provisions prescribed under an Outline Development Plan.

R Code variations for Austin Lakes are in accordance with Amendment 6 to the Austin Cove Outline Development Plan 'R-Code Variations and Built Form Requirements - Part 1: Statutory Provisions'. Where a provision of this LDP is inconsistent with Amendment 6, the LDP prevails to the extent of the inconsistency.

## Noise Management

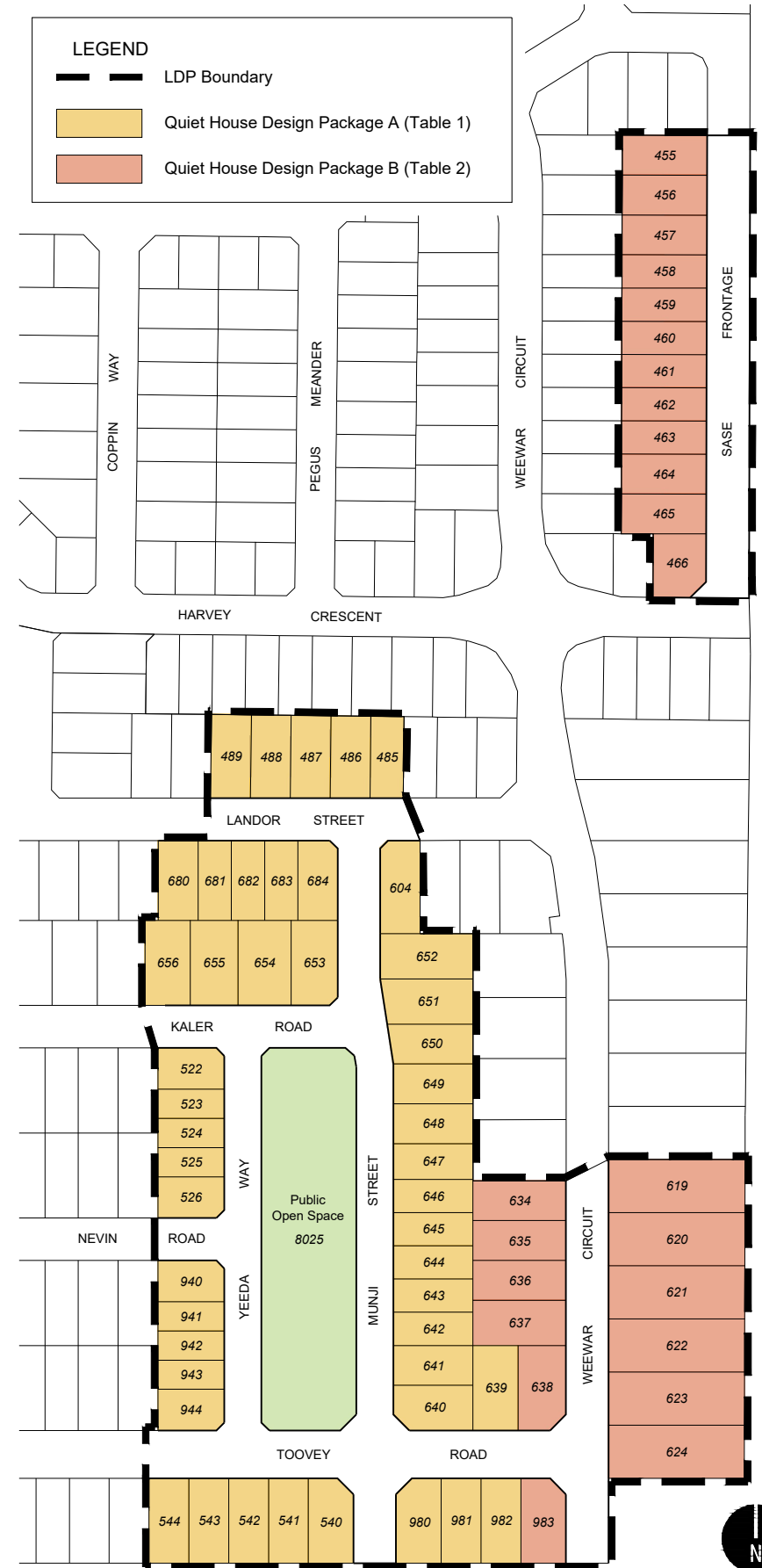
1. Lots affected by Forrest Highway noise are identified on this LDP and are subject to Quiet House Packages as specified at Tables 1 and 2 of this LDP.
2. Plans and supporting documents accompanying building permit applications for these lots must demonstrate compliance with the Quiet House Packages, including consideration of mechanical ventilation requirements.
3. Alternative construction may be acceptable if supported by a report prepared by a suitably qualified acoustic consultant (member firm of the Association of Australian Acoustical Consultants) based on the specific house plans.

**TABLE 1 - Quiet House Package A**  
56-58 dB LAeq(Day) & 51-53 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (Rw + Ctr ≥ 28):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 10mm single or 6mm - 12mm - 10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (Rw + Ctr ≥ 31):                             <ul style="list-style-type: none"> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (Rw + Ctr ≥ 25):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 6mm single or 6mm - 12mm - 6mm double insulated glazing;</li> <li>Up to 60% floor area (Rw + Ctr ≥ 28);</li> <li>Up to 80% floor area (Rw + Ctr ≥ 31).</li> </ul> </li> </ul>
	Side On	As above, except Rw + Ctr values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw + Ctr ≥ 28 rated door and frame including seals and 6mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve Rw + Ctr ≥ 25:                             <ul style="list-style-type: none"> <li>35mm Solid timber core hinged door and frame system certified to Rw 28 including seals;</li> <li>Glazed sliding door with 10mm glass and weather seals.</li> </ul> </li> </ul>
	Side On	As above, except Rw + Ctr values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> <li>Rw + Ctr ≥ 45:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity;</li> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face.</li> <li>One row of 92mm studs at 600mm centres with:                                     <ul style="list-style-type: none"> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>&gt; 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;</li> <li>&gt; 75mm thick mineral wool insulation with a density of at least 11kg/m<sup>3</sup>; and</li> <li>&gt; 2 x 16mm fire-rated plasterboard to inside.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li>Rw + Ctr ≥ 35:                             <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul> </li> </ul>	
Outdoor Living Areas	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.		

**TABLE 2 - Quiet House Package B**  
59-62 dB LAeq(Day) & 54-57 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (Rw + Ctr ≥ 31):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm - 12mm - 6mm double insulated glazing.</li> </ul> </li> <li>Up to 60% floor area (Rw + Ctr ≥ 34):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm - 12mm-10mm double insulated glazing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (Rw + Ctr ≥ 28):                             <ul style="list-style-type: none"> <li>Sliding or double hung with 6mm - 12mm - 10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (Rw + Ctr ≥ 31);</li> <li>Up to 80% floor area (Rw + Ctr ≥ 34).</li> </ul>
	Side On	As above, except Rw + Ctr values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except Rw + Ctr values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified Rw + Ctr ≥ 31 rated door and frame including seals and 10mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve Rw + Ctr ≥ 28:                             <ul style="list-style-type: none"> <li>40mm Solid timber core hinged door and frame system certified to Rw 32 including seals;</li> <li>Fully glazed hinged door with certified Rw + Ctr ≥ 28 rated door and frame including seals and 6mm glass.</li> </ul> </li> </ul>
	Side On	As above, except Rw + Ctr values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except Rw + Ctr values may be 6 dB less or max % area increased by 20%.	
External Walls	All	<ul style="list-style-type: none"> <li>Rw + Ctr ≥ 50:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+). Resilient ties used where required to connect leaves.</li> <li>Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 50mm glasswool or polyester insulation (R2.0+).</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>Single leaf of 90mm clay brick masonry with:                                     <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glasswool or polyester insulation (R2.0+) between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li>Rw + Ctr ≥ 35:                             <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.</li> </ul> </li> </ul>	
Outdoor Living Areas	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 2.4 metres height above ground level.		



## Notes:

1. Non-habitable buildings such as sheds and outbuildings are not subject to the Quiet House Design requirements.
2. Where a two-storey dwelling is proposed, specialist advice must be sought as the upper level will not receive the same level of attenuation provided by walls or other dwellings.
3. Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

## Shire of Murray

THIS LDP HAS BEEN APPROVED BY THE SHIRE UNDER SCHEDULE 2, LAUSE 52 (1) OF THE LOCAL GOVERNMENT DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

**APPLICATION APPROVED**

MANAGER PLANNING AND ENVIRONMENT DATE

Date: 18/11/2020 5243

Signed: Rod Peake