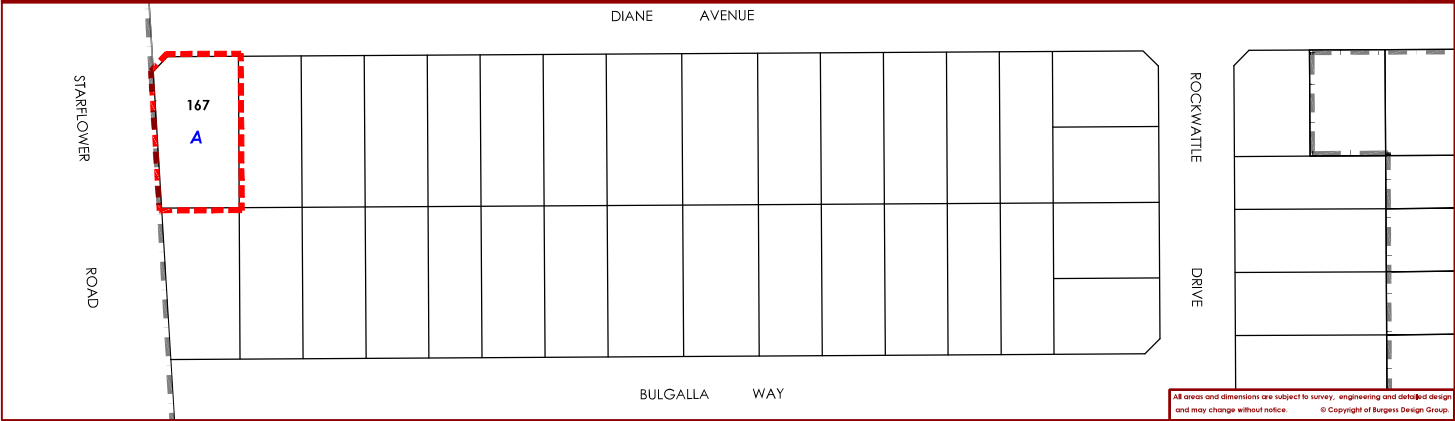
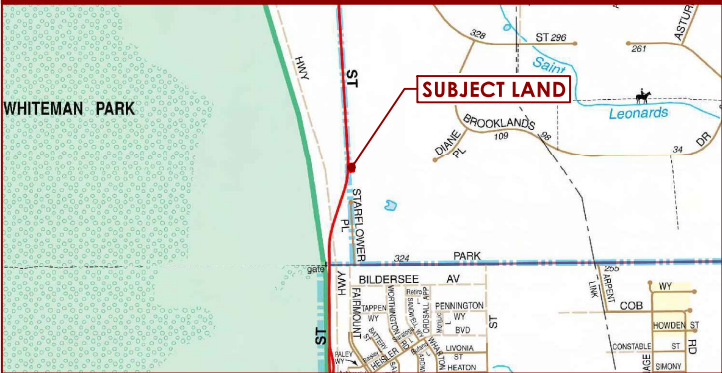


LOCAL DEVELOPMENT PLAN



LOCATION PLAN



LEGEND

- Henley Brook Private Estate - Stage 11
- Local Development Plan Area
- Quiet House Design Package A

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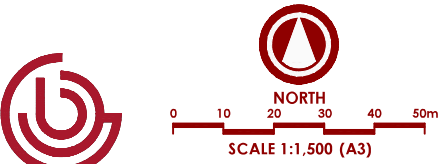
Reference No.: LDP-24/2024
Approval Date: 24/01/2025
Expiration Date: 21/01/2035
(unless revoked earlier)

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STATUTORY PLANNING

Quiet House Design

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB LAeq(Day) and 55 dB LAeq(Night))
Bedrooms	Facing	Windows systems: - Glazing up to 40% of floor area (minimum Rw + Ctr 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	Windows systems: - As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	Windows and external door systems: - Glazing up to 60% of floor area (minimum Rw + Ctr 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	Windows and external door systems: - As above.
	Opposite	No requirements.
General	Any	- Walls (minimum Rw + Ctr 45) – Two leaves of 90mm thick brick with minimum 50mm cavity. - Roof and ceiling (minimum Rw + Ctr 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 page.
Outdoor Living Area		Locate on the side of the building that is opposite to the corridor if practicable; or Locate within alcove area so that the house shields it from corridor if practicable.



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BROOKLANDS PRIVATE ESTATE - STAGE 11
LOT 167 DIANE AVENUE, HENLEY BROOK

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.

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