

Local Development Plan R-Code Variations

1. GENERAL REQUIREMENTS

- 1.1 The acceptable development requirements of the *Residential Design Codes* (as amended), and the *City of Gosnells Town Planning Scheme No.6* (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 1.2 Development approval is not required, but a Building Permit is required, for the construction of a compliant dwelling on any lot within the area covered by this Local Development Plan.
- 1.3 Consultation with adjoining or other landowners is not required to achieve a variation to the Residential Design Codes as provided for by this Local Development Plan.

2. BOUNDARY SETBACKS

- 2.1 Street setback and lot boundary setback requirements as follows:

Lots Applicable	Setback Location	Minimum Setback	Requirements
All R60 Lots	Lot Boundary	Nil	Walls may be built up to a lot boundary (other than street and POS boundaries) allowed to two side boundaries for all levels (ground floor and second storey). Maximum length of zero-setback wall determined by front (primary street) and rear setback.

- 2.2 All dwellings, garages and carports to be setback a minimum of 1.0m from the public laneway network.

3. BUSHFIRE MANAGEMENT

- 3.1 Building on lots identified as being 'subject to additional bushfire planning' are to be constructed in accordance with AS 3959 and the Bushfire Attack Level (BAL) Assessment prepared by Strategen JBS & G dated 8 April 2020, or any subsequent approved version of the document. If the erection of a single house on a lot has not been commenced within two years from the date of the latest BAL Assessment, a new BAL assessment may be required.

4. NOISE TREATMENT PACKAGES

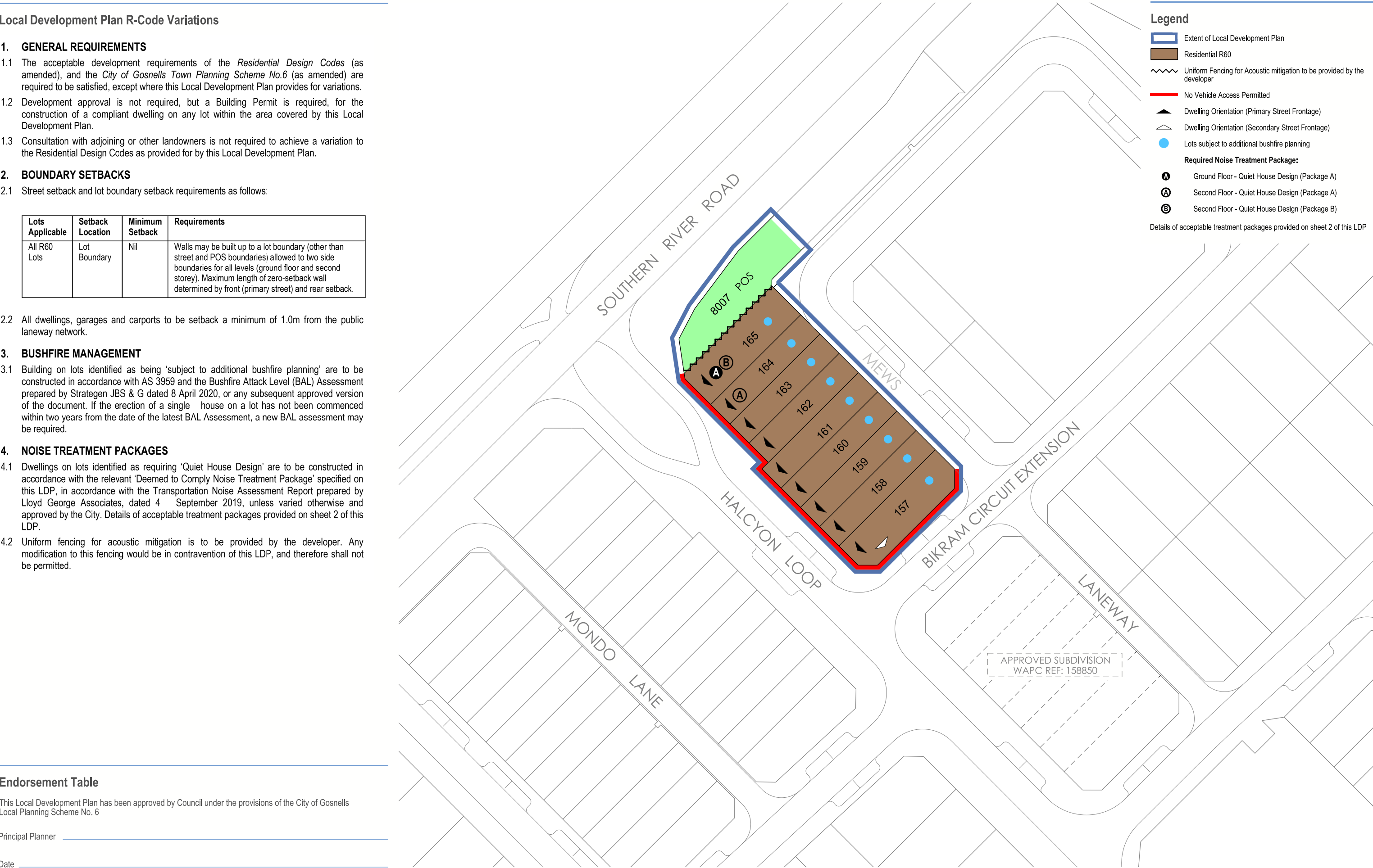
- 4.1 Dwellings on lots identified as requiring 'Quiet House Design' are to be constructed in accordance with the relevant 'Deemed to Comply Noise Treatment Package' specified on this LDP, in accordance with the Transportation Noise Assessment Report prepared by Lloyd George Associates, dated 4 September 2019, unless varied otherwise and approved by the City. Details of acceptable treatment packages provided on sheet 2 of this LDP.
- 4.2 Uniform fencing for acoustic mitigation is to be provided by the developer. Any modification to this fencing would be in contravention of this LDP, and therefore shall not be permitted.

Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the City of Gosnells Local Planning Scheme No. 6

Principal Planner _____

Date _____



Package A

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB LAeq(Day) and 55 dB LAeq(Night))
Bedrooms	Facing	<ul style="list-style-type: none">Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none">Windows systems: As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none">Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 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	<ul style="list-style-type: none">Windows and external door systems: As above.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none">Walls (minimum $R_w + C_{tr}$ 45) – Two leaves of 90mm thick brick with minimum 50mm cavityRoof and ceiling (minimum $R_w + C_{tr}$ 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 pages.

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.

Package B

Area	Orientation to Road or Rail Corridor	Package B (up to 63 dB LAeq(Day) and 58 dB LAeq(Night))
Bedrooms	Facing	<ul style="list-style-type: none">Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none">Windows systems: As above.
	Opposite	<ul style="list-style-type: none">Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 25) – 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none">Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm 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 have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<ul style="list-style-type: none">Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 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. Glass doors to be same performance ($R_w + C_{tr}$ 28) including brush seals.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none">Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m³ insulation and where wall ties are required, these are to be anti-vibration/resilient type.Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.Eaves to be closed using 4mm thick compressed fibre cement sheet.Mechanical ventilation – Refer following pages.