

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 (including lots with a land area less than 260m²).
- 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
R50 Lots 199 and 200 (only)	Primary Street	2m	<ul style="list-style-type: none"> Averaging of the setback not permitted.
All R40 lots	Primary Street	3.6m	<ul style="list-style-type: none"> Averaging of the setback permitted as per R-Codes clause 5.1.2 C2.1(iii). A variation to the minimum setback as prescribed by R-Codes Clause 5.1.2 C2.1(iii) will generally not be supported.
R60 Lots 167 to 170 (only)	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 Building walls permitted on the southern boundary for all lots, where development is in accordance with clause 5.1.3 C3.2 of the R-Codes.
- 2.3 Garages and carports to be setback a minimum of 4.5m from the primary street at all times for R60 Lots 167 to 170.

3. OPEN SPACE & OUTDOOR LIVING AREA

- 3.1 Open space and outdoor living area requirements as follows:

Lots Applicable	Minimum Open Space	Minimum Outdoor Living Area
R60 lots 167 to 170	35% of site area.	24m ² ; with a minimum length and width dimension of 3m.
All R50 lots	35% of site area.	24m ² ; with a minimum length and width dimension of 4m.
All R40 lots	40% of site area.	30m ² ; with a minimum length and width dimension of 4m.

4. VEHICULAR ACCESS

- 4.1 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- 4.2 Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate, subject to compliance with the attached Traffic Impact Statement, for Lots 168, 169, 198 and 201.
- 4.3 Vehicle access to be provided as per the locations indicated on the plan, for Lots 168 and 169.

5. VISUAL PRIVACY & OVERSHADOWING

- 5.1 For two-storey dwellings on R60 Lots 167 to 170, no visual privacy or maximum overshadowing provisions apply.

6. BUSHFIRE MANAGEMENT

- 6.1 Buildings 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 April 8 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.

7. NOISE TREATMENT PACKAGES

- 7.1 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 September 4 2019, unless varied otherwise and approved by the City. Details of acceptable treatment packages provided on sheet 2 of this LDP.

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 23/10/2020

