

Local Development Plan R-Code Variations

1. GENERAL REQUIREMENTS

- The acceptable development requirements of the Residential Design Codes (as amended), and the City of Gosnell's Town Planning Scheme No.6 (as amended) are required to be satisfied, except where this Local Development Plan provides for variations.
- 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.
- 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

- Street setback and lot boundary setback requirements as follows:

Lots Applicable	Setback Location	Minimum Setback	Requirements
All R30 & 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(a). A variation to the minimum setback as prescribed by R-Codes Clause 5.1.2 C2.1(a) will generally not be supported.
All lots	Lot Boundary	Nil	<ul style="list-style-type: none"> Walls may be built up to multiple boundaries, behind the street setback, where not higher than 3.5m with an average of 3m or less, for two-thirds the length of the balance of the lot boundary behind the front setback, to both side boundaries.

3. OPEN SPACE & OUTDOOR LIVING AREA

- Open space and outdoor living area requirements as follows:

- An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA has a minimum 3m length or width dimension.
- No other R-Codes site cover standards apply.

4. VEHICULAR ACCESS

- Unless otherwise specified, driveway access to a garage/porch for corner lots may be provided from the primary or secondary street frontage.
- Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate, for Lots 48 and 63, subject to compliance with the attached Traffic Impact Statement.

5. BUSHFIRE MANAGEMENT

- 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 6 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.

6. NOISE TREATMENT PACKAGES

- 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.
- 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 Gosnell's Local Planning Scheme No. 6

Principal Planner _____

Date _____

