

## Local Development Plan Provisions

### 1. GENERAL REQUIREMENTS

- 1.1 This Local Development Plan has been prepared pursuant to Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 – Deemed Provisions and the Residential Design Codes (R-Codes), and in place of a planning approval for a Single House (including on lots with a land area less than 260m<sup>2</sup>) where it meets:
- The requirements of the Residential Design Codes;
  - The above standards as adjusted by Local Planning Policy 1.1.1 – Residential Development; and/or
  - This Local Development Plan
- 1.2 The acceptable development requirements of the Residential Design Codes (as amended), Town Planning Scheme No.6 (as amended) and the City of Gosnells Local Planning Policies are required to be satisfied except where this Local Development Plan provides for variations.
- 1.3 Development approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by this Local Development Plan.
- 1.4 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. STREETScape

- 2.1 Any fencing along common boundaries between private property and the public road or public open space shall comply with Local Planning Policy No. 4.10. – Subdivision and Development Abutting Public Spaces. Additional screening or fencing abutting the public open space or public road would be in contravention of this Local Development Plan and therefore shall not be permitted.
- 2.2 Visually permeable uniform fencing, retaining, stairwells and gates will be provided by the developer adjacent to POS reserves. Such fencing shall not be modified without the prior approval of the City.

### 3. LOT BOUNDARY SETBACKS

- 3.1 For all R60 lots: buildings on 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.
- 3.2 Building walls permitted on the southern boundary for all lots.
- 3.3 All dwellings, garages and carports are to be setback a minimum of 1.0m from the public laneway network.

### 4. OPEN SPACE

- 4.1 No R-Codes minimum open space standards apply, where:
- The development provides an outdoor living area which is 20% greater than the size requirements of Table 1; and
  - The development complies with Deemed-to-comply provisions in sections 5.1.2 and 5.1.3 of the R-Codes, or variations permitted to these by LPP1.1.1.

### 5. VEHICULAR ACCESS

- 5.1 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- 5.2 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 92, 94, 103, 107, 120, 123, 191, 209, 218, 233, 264 and 269.

### 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 Straten dated March 13 2019, or any subsequent approved version of the document. If the erection of a single house on a lot has not been commenced by March 12 2021 (2 years from the date of the 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 06 April 2018, unless varied otherwise and approved by the City.

### Endorsement Table

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

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Date 12 April 2019.



#### Legend

- Extent of Local Development Plan
- Residential R30
- Residential R40
- Residential R50
- Residential R60
- Visually Permeable Fencing
- Uniform Fencing for Acoustic mitigation to be provided by the developer
- No Vehicle Access Permitted
- Dwelling Orientation (Primary Street Frontage)
- Dwelling Orientation (Secondary Street Frontage)
- Bin Pad Locations (Lots 113, 114, 115 and 116)
- Garage Locations
- Lots subject to additional bushfire planning
- Required Noise Treatment Package:
  - A Ground Floor - Quiet House Design (Package A)
  - A Second Floor - Quiet House Design (Package A)
  - B Second Floor - Quiet House Design (Package B)
  - C Second Floor - Quiet House Design (Package C)

Details of acceptable treatment packages provided on sheet 2 of this LDP

**Package A**

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB $L_{Aeq(Day)}$ and 55 dB $L_{Aeq(Night)}$ )
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows systems: As above.</li> </ul>
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 60% of floor area (minimum <math>R_w + C_r</math>, 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.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows and external door systems: As above.</li> </ul>
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_r</math>, 45) – Two leaves of 90mm thick brick with minimum 50mm cavity</li> <li>Roof and ceiling (minimum <math>R_w + C_r</math>, 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>

**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 $L_{Aeq(Day)}$ and 58 dB $L_{Aeq(Night)}$ )
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows systems: As above.</li> </ul>
	Opposite	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 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.</li> </ul>
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 60% of floor area (minimum <math>R_w + C_r</math>, 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 <math>R_w + C_r</math>, 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 60% of floor area (minimum <math>R_w + C_r</math>, 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 (<math>R_w + C_r</math>, 28) including brush seals.</li> </ul>
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_r</math>, 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m<sup>3</sup> insulation and where wall ties are required, these are to be anti-vibration/resilient type.</li> <li>Roof and ceiling (minimum <math>R_w + C_r</math>, 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm thick compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>

**Package C**

Area	Orientation to Road or Rail Corridor	Package C (up to 65 dB $L_{Aeq(Day)}$ and 60 dB $L_{Aeq(Night)}$ )
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 34) – 10.5mm thick VLam Hush glass in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Opposite	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 40% of floor area (minimum <math>R_w + C_r</math>, 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 40mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming <math>R_w + C_r</math>, 31 performance. Alternatively, change to fully glazed hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Windows and external door systems: Glazing up to 60% of floor area (minimum <math>R_w + C_r</math>, 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 certified to <math>R_w</math>, 30. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming <math>R_w + C_r</math>, 31 performance. Alternatively, change to hinged door with perimeter acoustic seals and 10mm thick glass.</li> </ul>
	Opposite	<ul style="list-style-type: none"> <li>Windows systems: Glazing up to 60% of floor area (minimum <math>R_w + C_r</math>, 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
General	Any	<ul style="list-style-type: none"> <li>Walls (minimum <math>R_w + C_r</math>, 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m<sup>3</sup> insulation and where wall ties are required, these are to be anti-vibration/resilient type.</li> <li>Roof and ceiling (minimum <math>R_w + C_r</math>, 40) – Standard roof construction with 2 x 10mm plasterboard ceiling and minimum R3.0 insulation between ceiling joists.</li> <li>Eaves to be closed using 6mm thick compressed fibre cement sheet.</li> <li>Mechanical ventilation – Refer following pages.</li> </ul>

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.