

LOCAL DEVELOPMENT PLAN PROVISIONS

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 (R-Codes) as provided for by this Local Development Plan.

2. SITE PLANNING & DESIGN

- 2.1 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage. Driveways must be located no closer than 6m to a street corner or at the point at which a carriageway begins to deviate.
- 2.2 Crossover locations to be provided as per the plan for Lots 134, 135, 139, 140, 142, 145, 153, 157 and 162.
- 2.3 No direct vehicle access is permitted to Lots 134, 135, 152, 153 and 162 from Matison Street; or to Lot 162 from Holmes Street.
- 2.4 Bin pads to be constructed by developer, to serve Lots 160, 161 and 162, as indicated on plan.
- 2.5 Any fencing along common boundaries between private property and the public road shall comply with the following:
 - i. be visually permeable 1.2m above natural ground level, but may contain portions to provide screening to the most private zones of the development (i.e. clothes drying areas);
 - ii. be constructed of masonry, timber or metal panels;
 - iii. have a maximum panel height of 1.8m, with piers having a maximum height of 2m; and
 - iv. be protected by anti-graffiti coating.

Additional screening or fencing abutting the public road would be in contravention of this Local Development Plan and therefore shall not be permitted.

2.6 Street setback requirements as follows:

Lots Applicable	Setback Location	Minimum Setback	Requirements
All R25 lots	Primary Street	5.4m	<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.
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.

2.7 Open space and outdoor living area deemed-to-comply requirements under the R-Codes are varied as follows:

Lots Applicable	Minimum Outdoor Living Area	Minimum Open Space
All R25 lots	32m ² ; with a minimum length and width dimension of 4m.	45% of site area.
All R40 lots	30m ² ; with a minimum length and width dimension of 4m.	40% of site area.

3. BUSHFIRE MANAGEMENT

- 3.1 Buildings on lots identified as being 'subject to additional bushfire planning' are to be constructed in accordance with AS 3959 and the Bushfire Management Plan (BMP) prepared by RUC Fire (February 2017) and the BMP Addendum prepared by Eco Logical Australia (August 2019), or any subsequently approved BAL Assessment.

4. NOISE TREATMENT PACKAGES

- 4.1 Dwellings on lots identified as being 'subject additional noise mitigation measures' are to be constructed in accordance with the requirements of Quiet House Design Package A, as per the Noise Management Plan prepared by Herring Storer Acoustics (November 2018), unless varied otherwise and approved by the City. Two storey development may be subject to further acoustic advice and associated requirements.
- 4.2 A uniform noise wall 2.2m high is to be constructed by the developer, along the western boundary between Holmes Street and the internal road, as indicated on the plan.



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: 25/02/2022

PF21/00034

LOCATION PLAN



Package A

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB $L_{Aeq}(\text{Day})$ and 55 dB $L_{Aeq}(\text{Night})$)
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) – <ul style="list-style-type: none"> Two leaves of 90mm thick brick with minimum 50mm cavity; One row of 92mm studs at 600mm centres with – <ul style="list-style-type: none"> Resilient steel channels fixed to the outside of the studs; and 9.5mm fibre cement sheet or 11mm fibre cement sheet weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside. 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 compressed fibre cement sheet. Mechanical ventilation – Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> 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.

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.