

Local Development Plan Provisions

1.0 Residential Design Code Variations

- 1.1 The provisions of Town Planning Scheme No. 2 (TPS 2) and the Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this Local Development Plan (LDP).
- 1.2 The requirements of the R-Codes and TPS 2 must be satisfied, except as varied under this LDP and the City's Local Planning Policy 3.3.22 – Medium-Density Single House Development Standards – Development Zones.

Residential Density Code

- 1.3 Lots subject of this LDP have an applicable RMD density coding as specified within the Greenlea Estate Structure Plan and as noted below (refer also to Planning Policy No. 3.3.22):

LOTS APPLICABLE	RMD Code
Lots 230 – 238, 279 – 289, 437 and 439	RMD – 25
Lots 229 and 278	RMD – 30

2.0 Construction Requirements

When assessing building/development applications within this LDP, the City will have regard to the following construction requirements:

Acoustic Requirements

- 2.1 Façade protection treatments (Quiet House Design Measures) as defined in the Lloyd George Transportation Noise Assessment dated 30 May 2017 are required for the following:

LOTS APPLICABLE	REQUIREMENTS
Lots 229 – 238, 278 – 289, 437 and 439	As per Quiet House Design Package A Requirements. Further details of the Quiet House Design Requirements are included in Attachment 1.

Location Plan



Disclaimer

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Endorsement Table

This LDP has been approved under delegated authority by the City pursuant to Clause 52(1)(a) of the deemed provisions.

22/10/2024

Manager Statutory Planning, City of Rockingham

Date

Local Development Plan
STAGE 3A GREENLEA ESTATE, BALDIVIS

An Avon Estates Project

scale:
1:1200@A3 | 1:600@A1



0 12 24m

plan:
22/045/003A

date:
25/09/2024

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Legend

- Extent of Local Development Plan
- Lots Subject to Quiet House Design Package A Requirements
- Transformer

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"> 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 cavity 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"> Boundary wall to be minimum 2m high; or Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

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.

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.