LOCAL DEVELOPMENT PLAN 1

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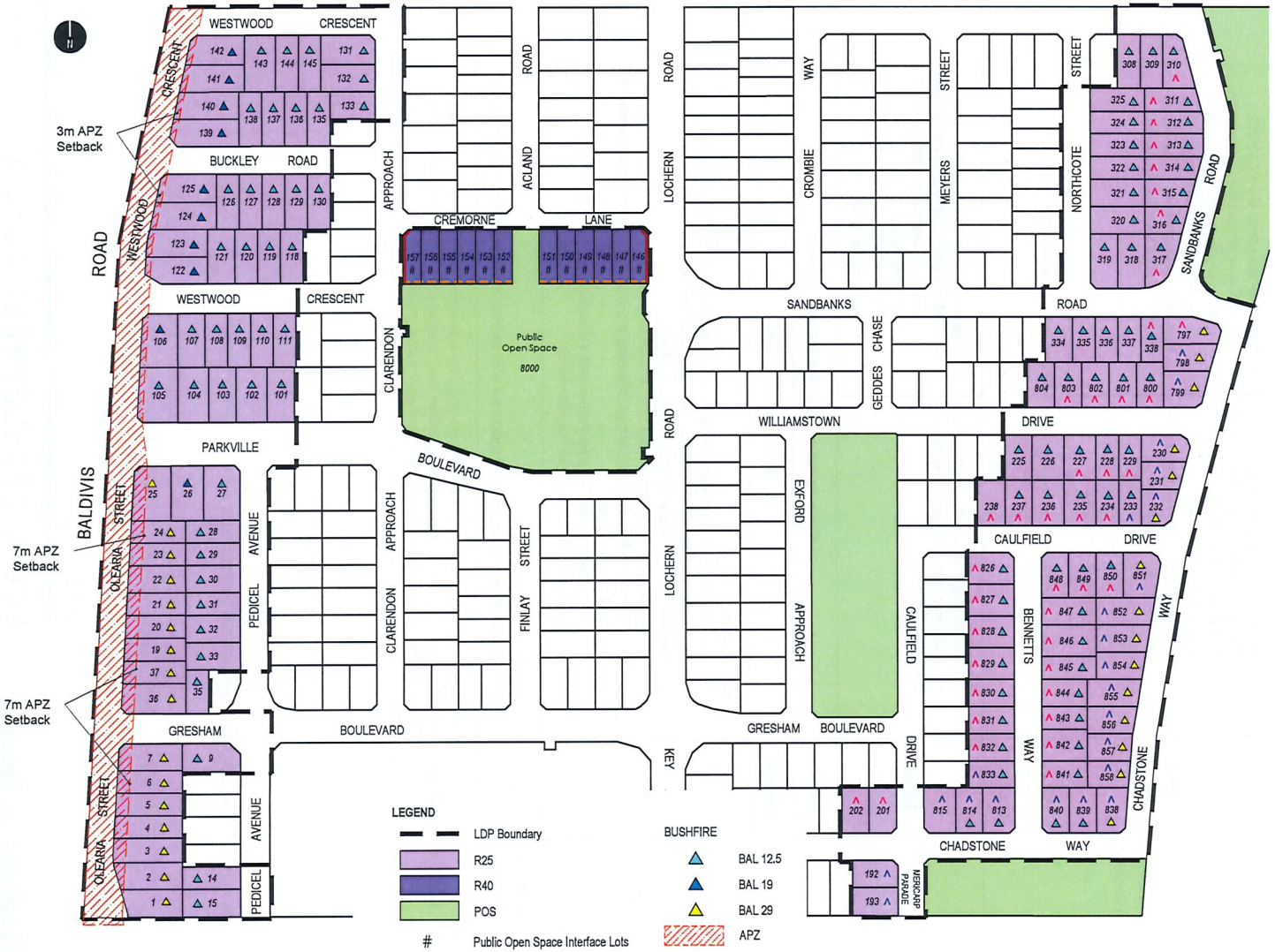
ONE 71 BALDIVIS



The provisions of this Local Development Plan (LDP) are in addition to any requirement under Local Planning Scheme No.2, State Planning Policy 3.1 - Residential Design Codes (R Codes) or any development control provisions prescribed under a Local Structure Plan.

BUSHFIRE

a) Buildings on the lots identifed as being Bushfire Prone Areas shall be constructed in accordance with AS3959.

The approved Bushfire Attack Level Assessment, prepared by Emerge Associates and Bushfire Safety Consulting, dated July 2016, March 2017 and July 2023, requires the following Bushfire Attack Levels (BAL) :

Lot	BAL
27, 101-105, 107-111, 118 -121, 126-133, 135-138, 143-145,	BAL - 12.5
106, 122-125, 139 -142	BAL - 19

The approved Bushfire Attack Levels and Asset Protection Zones plan prepared by Emerge Associates dated July 2017 and July 2023 requires the following Bushfire Attack Levels:

Lot	BAL
9, 14, 15, 28-33, 35, 225-229, 233-237, 308-325, 334-338, 800-804, 813, 814, 826-833 & 839-850	BAL - 12.5
26	BAL - 19
1-7, 19-25, 36, 37, 230-232, 797-799, 838 & 851-858,	BAL - 29

b) No buildings are permitted in the Asset Protection Zone (APZ). Any structures or fences in the APZ must be constructed of non-combustible materials.

Note:

- *Given the 14.2m wide road reserve width, this translates to a 3m or 7m minimum building setback from the western boundary of affected lots, notwithstanding any other setback provisions of the Residential-Medium Density codes within the Local Structure Plan.*
- *Final BAL ratings may be subject to further BAL certification prior to issue of the building permit.*

PUBLIC OPEN SPACE INTERFACE LOTS

a) Visually permeable fencing (as defined by the R Codes) shall be provided along the boundary abutting the open space as identified by this LDP and shall not be modified with the exception of maintenance and repair, using materials that are substantially similar with those used in the original construction.

b) Buildings (as defined by the R Codes) shall be setback a minimum of 2m from the southern boundary abutting the open space.

c) A major opening shall directly face the boundary abutting the open space. Where a two storey dwelling is proposed, a major opening on the upper floor shall directly face the boundary abutting the open space in addition to the ground floor.

d) The design and materials of any outbuildings adjacent the public open space shall match the dwelling. Outbuildings that do not achieve this are to be suitably screened from view to the satisfaction of the City of Rockingham.

QUIET HOUSE DESIGN

Quiet House Design requirements are applicable to lots as identified on this LDP. Details of Quiet House Design requirements are included in Sheet 2 & 3 of the LDP, as per Lloyd George Acoustics Assessment, dated 13 July 2017 & 28 September 2023.

THIS LDP HAS BEEN APPROVED BY THE CITY UNDER SCHEDULE 2, CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

MANAGER, STATUTORY PLANNING — *DATE* 6/12/2023

CLE Town Planning + Design

2353-82T-01 (05.10.2023), Nts

Quiet House Package A

56-58 dB $L_{Aeq(Day)}$ & 51-53 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; – Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$): – Sealed awning or casement windows with minimum 6mm glass.	• Up to 40% floor area ($R_w + C_{tr} \geq 25$): – Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; • Up to 60% floor area ($R_w + C_{tr} \geq 28$); • Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	• Doors to achieve $R_w + C_{tr} \geq 25$: – 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; – Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	• $R_w + C_{tr} \geq 45$: – Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or – Single leaf of 150mm brick masonry with 13mm cement render on each face; or – One row of 92mm studs at 600mm centres with: ▪ Resilient steel channels fixed to the outside of the studs; and ▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement 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.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: • Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	

Source: Lloyd George Acoustics Assessment, dated 28 September 2023

Quiet House Package B

59-62 dB $L_{Aeq(Day)}$ & 54-57 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): – Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): – Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – Sliding or double hung with 6mm-12mm-10mm double insulated glazing; – Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$); • Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	• Doors to achieve $R_w + C_{tr} \geq 28$: – 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; – Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: – Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves. – Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). – Single leaf of 220mm brick masonry with 13mm cement render on each face. – 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. – Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m³) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: – Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

Source: Lloyd George Acoustics Assessment, dated 28 September 2023

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LOCAL DEVELOPMENT PLAN 1
One 71 Estate, Baldivis

plan no: 2353-82T-03
date: 5 October 2023
scale: nts @A4

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