



### PROVISIONS

# **GENERAL**

Unless provided for below, the provisions of the City of Armadale Local Planning Scheme No.4, the North Forrestdale (Stage One / Central) Structure Plan, the Residential Design Codes Volume 1 (R-Codes) and PLN 3.10 Residential Design Codes Variations & R-MD Codes apply. This LDP operates in conjunction with the requirements of the R-Codes and R-MD Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes or R-MD Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

### PUBLIC OPEN SPACE INTERFACE (Lots 68-73 & 90-93)

- 1. Buildings shall be setback a minimum of 2 metre from a POS boundary.

- R-Codes) above 1.2m of natural ground level where identified on this LDP.
- pergola are exempt from this provision.
- 5. All clothes drying areas are to be screened from public view.
- area of POS to the adjoining lots.

# BOUNDARY WALLS (Lots 68-73 & 90-93)

- maximum length.
- identified on this LDP.
- remainder of the dwelling.

# QUIET HOUSE DESIGN (Lots 12-24 & 26-49)

attached for Package 1 and Package B requirements .

# LOCAL DEVELOPMENT PLAN No. 1

Reilly Road, Harrisdale

**CLE Town Planning + Design** 

# **ANNEXURE 7**

2. Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has clear view of the POS.

3. Fencing along boundaries abutting POS shall have a maximum height of 1.8m and be visually permeable (as defined under the

4. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and

6. For lots fronting areas of POS, stair access and retaining is to be provided to ensure direct pedestrian access to and from the

7. Boundary walls with a height of 3.5m or less are permitted to both side boundaries (behind the POS setback line) with no

8. Boundary walls with a minimum height of 5.4m and a maximum height of 7m are required to both side boundaries (excluding secondary street boundaries) and are permitted for a maximum length of 60% of the length of the lot boundary in the locations

9. The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the

10. Quiet House Design requirements are applicable to lots as identified on this LDP. Details of Quiet House Design requirements (Package A and B) are included in Attachment 1 and the Lloyd George Acoustics dated 13 January 2021. Refer Sheet 2

#### Package A Acoustic Treatments

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul> <li>Up to 40% floor area (R<sub>w</sub> + C<sub>tr</sub> ≥ 28):</li> <li>Sliding or double hung with minimum 10mm single or 6mm- 12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> <li>Up to 60% floor area (R<sub>w</sub> + C<sub>tr</sub> ≥ 31):</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul>	<ul> <li>Up to 40% floor area (R<sub>w</sub> + C<sub>tr</sub> ≥ 25):</li> <li>Sliding or double hung with minimum 6mm single or 6mm -12mm-6mm double insulated glazing;</li> <li>Up to 60% floor area (R<sub>w</sub> + C<sub>tr</sub> ≥ 28);</li> <li>Up to 80% floor area (R<sub>w</sub> + C<sub>tr</sub> ≥ 31).</li> </ul>
	Side On Opposite	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%. No specific requirements	
External Doors	Facing Side On	• Fully glazed hinged door with certified $R_w + C_{tr} \ge 28$ rated door and frame including seals and 6mm glass. As above, except $R_w + C_{tr}$	<ul> <li>Doors to achieve R<sub>w</sub> + C<sub>tr</sub> ≥ 25:</li> <li>o 35mm Solid timber core hinged door and frame system certified to R<sub>w</sub> 28 including seals;</li> <li>o Glazed sliding door with 10mm glass and weather seals.</li> <li>values may be 3 dB less.</li> </ul>
	Opposite	No specific requirements	
External Walls	All	<ul> <li>R<sub>w</sub> + C<sub>tr</sub> ≥ 45:</li> <li>Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or</li> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face; or</li> <li>One row of 92mm studs at 600mm centres with:</li> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;</li> <li>75mm thick mineral wool insulation with a density of at least 11kg/m<sup>3</sup>; and</li> <li>2 x 16mm fire-rated plasterboard to inside.</li> </ul>	
Roofs and	All	<ul> <li>R<sub>w</sub> + C<sub>tr</sub> ≥ 35:</li> <li>o Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul>	

Orientation Bedroom • Up to 40% floor area ( $R_w + C_{tr} \ge 31$ ): o Fixed sash, awning or casement with glass or 6mm-12mm- 6mm double insi Facing • Up to 60% floor area ( $R_w + C_{tr} \ge 34$ ): o Fixed sash, awning or casement with glass or 6mm- 12mm-10mm double in Side On As above, except R<sub>w</sub> + C<sub>tr</sub> Opposite As above, except R<sub>w</sub> + C<sub>tr</sub> • Fully glazed hinged door with certified R rated door and frame including seals and Facing oors As above, except R<sub>w</sub> + C<sub>tr</sub> Side On Opposite As above, except R<sub>w</sub> + C<sub>tr</sub> •  $R_w + C_{tr} \ge 50$ : o Two leaves of 90mm thick clay brick m polyester insulation (R2.0+). Resilient o Two leaves of 110mm clay brick maso polyester insulation (R2.0+). o Single leaf of 220mm brick masonry w o 150mm thick unlined concrete panel or All cement render on each face. Valls o 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 (R2.0+) between studs; and • One layer of 10mm plasterboard fixed to the inside face. • R<sub>w</sub> + C<sub>tr</sub> ≥ 35:

CLE Town Planning + Design

# LOCAL DEVELOPMENT PLAN No. 1 Reilly Road, Harrisdale

Roofs and

Ceilings

All

insulation.

### Package B Acoustic Treatments

Room				
	Indoor Living and Work Areas			
	• Up to 40% floor area ( $R_w + C_{tr} \ge 28$ ):			
minimum 6mm sulated glazing.	<ul> <li>Sliding or double hung with 6mm- 12mm-10mm double insulated glazing;</li> </ul>			
minimum 10mm	<ul> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul>			
minimum 10mm nsulated glazing.	• Up to 60% floor area ( $R_w + C_{tr} \ge 31$ );			
	• Up to 80% floor area ( $R_w + C_{tr} \ge 34$ ).			
$_{\rm r}$ values may be 3 dB less or max % area increased by 20%.				
$_{\rm r}$ values may be 6 dB less or max % area increased by 20%.				
R <sub>w</sub> + C <sub>tr</sub> ≥ 31 nd 10mm glass.	• Doors to achieve $R_w + C_{tr} \ge 28$ :			
	<ul> <li>40mm Solid timber core hinged door and frame system certified to R<sub>w</sub> 32 including seals;</li> </ul>			
	<ul> <li>Fully glazed hinged door with certified R<sub>w</sub> + C<sub>tr</sub> ≥ 28 rated door and frame including seals and 6mm glass.</li> </ul>			
$_{\rm r}$ values may be 3 dB less or max % area increased by 20%.				
$_{\rm r}$ values may be 6 dB less or max % area increased by 20%.				
masonry with minimum 50mm cavity between leaves and 50mm glasswool or ties used where required to connect leaves.				
onry with minimum 50mm cavity between leaves and 50mm glasswool or				
vith 13mm cement render on each face.				
or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm				

o Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous

