

- LEGEND**
- Subject Land
  - Garage Location
  - Crossover Location
  - Primary Dwelling Orientation
  - Quiet House Package A (Single Storey)
  - Quiet House Package B (Single Storey)
  - Building Exclusion Zone (2m)



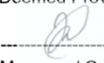
**LOCAL DEVELOPMENT PLAN  
LOT 808 ALBANY HIGHWAY, MADDINGTON**

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 Development Approval for a Single House, where it meets:

- a) The Deemed-to-comply provisions of the R-Codes, and any other alternative deemed-to-comply provisions contained in the City's Residential Development Policy.
1. General
    - a) 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 the Local Development Plan provides for variations.
    - b) 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 the Local Development Plan (including lots with a land area less than 260m<sup>2</sup>).
    - c) Consultation with the 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. Acoustic Requirements
    - a) Dwellings on lots identified in this LDP as being subject to additional noise mitigation measures are to be constructed in accordance with the Western Australian State Planning Policy 5.4 - Road and Rail Noise 'Quiet House Design Package' specifications for Package A and B, as per the Transportation Noise Assessment prepared by Lloyd George Acoustics (dated 30 March 2023 Rev 0), unless varied otherwise and approved by the City of Gosnells
    - b) Two storey development are subject to further acoustic requirements, refer to the associated Transportation Noise Assessment.
  3. Bushfire Requirements
    - a) Buildings on all lots shown on this LDP are to be constructed in accordance with AS 3959 and the Bushfire Management Plan prepared by Bushfire Prone Planning dated 19 July 2023.
    - b) Lots 200 to 211, 213, 225 and 232 are subject to a Building Exclusion Zone for bushfire purposes and require a minimum 2m building setback to street and/or lot boundaries, as indicated on this LDP.
  4. Garages and Driveways
    - a) Driveway access to garage/carport for corner lots is to be provided as shown on this LDP.
    - b) Driveways may be located closer than 6m to a street corner or the point at which a carriageway begins to deviate for all corner lots of this LDP.
  5. Dwelling Orientation
    - a) Dwellings are to be orientated as shown in this LDP, with the dwelling main entrance in the direction specified.

The provisions of this Local Development Plan are enforced through the following legislation:  
 Clause 56 of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 2 - Deemed Provisions*.  
 Section 214 of the *Planning and Development Act 2005* - Directions by responsible authority regarding unauthorised development.

**APPROVAL**  
 Pursuant to Clause 52(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015 - Schedule 1 - Deemed Provisions* this Local Development Plan is hereby approved.


14/02/2025 PF24/00011  
 Manager / Coordinator Development Services Date

**LOCAL DEVELOPMENT PLAN**  
 LOT 808 ALBANY HIGHWAY  
 MADDINGTON

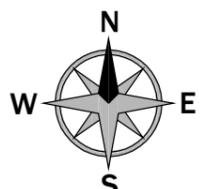
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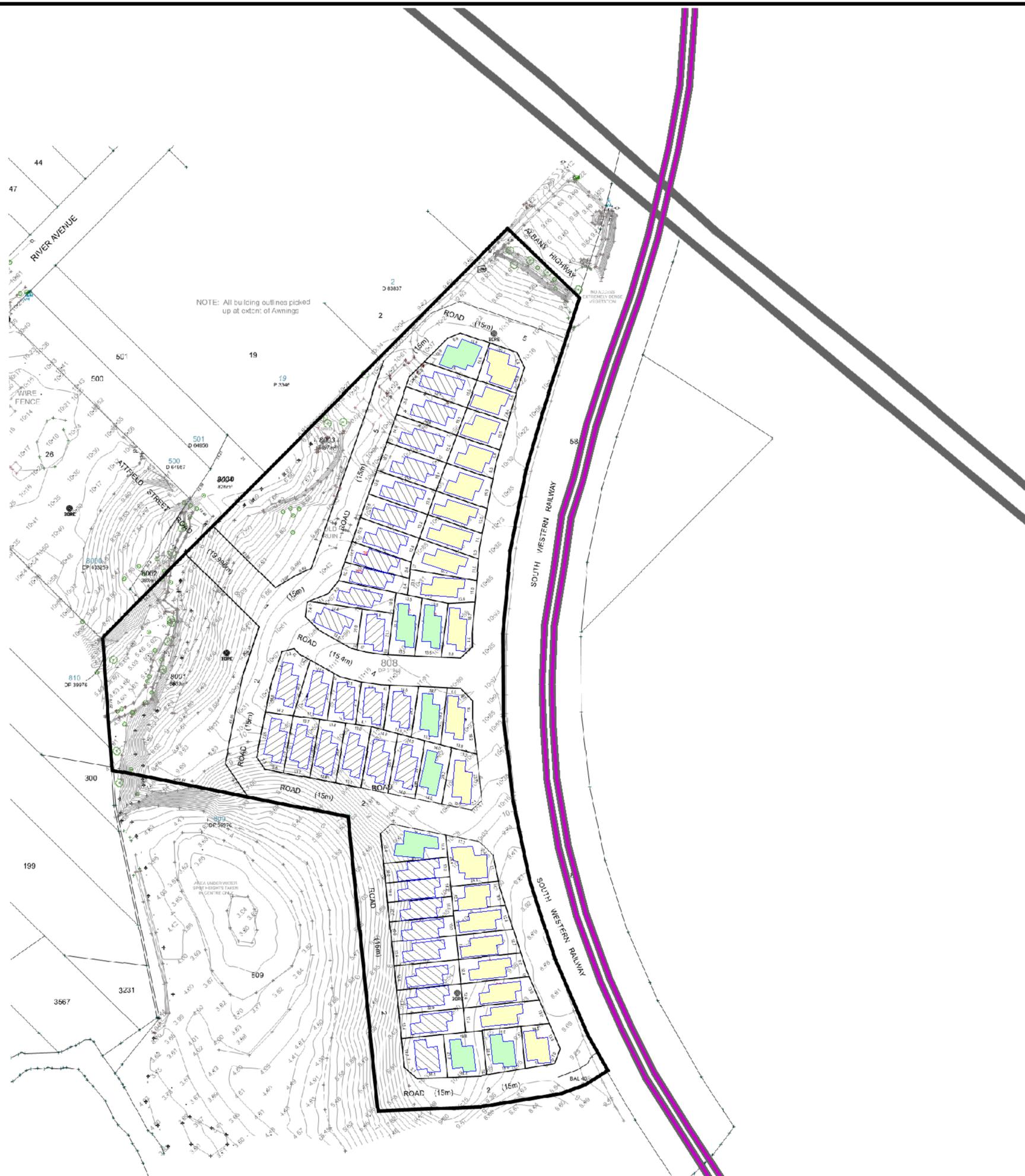


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**Lot 808 Albany Highway, Maddington  
Proposed Residential Subdivision**

**Recommended Mitigation to Comply with SPP 5.4  
Ground Floor Level**

**SoundPlan v8.2**

29 March 2023

**Signs and symbols**

- Package A
- Package B
- Albany Hwy
- Railway



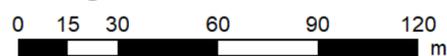
**Noise levels  
 $L_{Aeq,Day}$  dB**

	≤ 55	
	≤ 56	Exposure A
	≤ 57	
	≤ 58	
	≤ 59	Exposure B
	≤ 60	
	≤ 61	
	≤ 62	
	≤ 63	Exposure C
	≤ 64	
	≤ 65	
	≤ 66	
	> 66	Exposure D

SPP 5.4 (Sep 2019)

**Lloyd George Acoustics**  
 PO Box 717  
 HILLARYS WA 6923  
 (08) 9401 7770

**Length Scale 1:3000**



**Figure 5-1**



**Lot 808 Albany Highway, Maddington  
Proposed Residential Subdivision**

**Recommended Mitigation to Comply with SPP 5.4  
First Floor Level**

**SoundPlan v8.2**

29 March 2023

**Signs and symbols**

- Package A
- Package B
- Albany Hw
- Railway



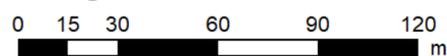
**Noise levels  
 $L_{Aeq,Day}$  dB**

	<= 55	
	<= 56	Exposure A
	<= 57	
	<= 58	
	<= 59	Exposure B
	<= 60	
	<= 61	
	<= 62	
	<= 63	Exposure C
	<= 64	
	<= 65	
	<= 66	
	> 66	Exposure D

SPP 5.4 (Sep 2019)

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**Figure 5-2**

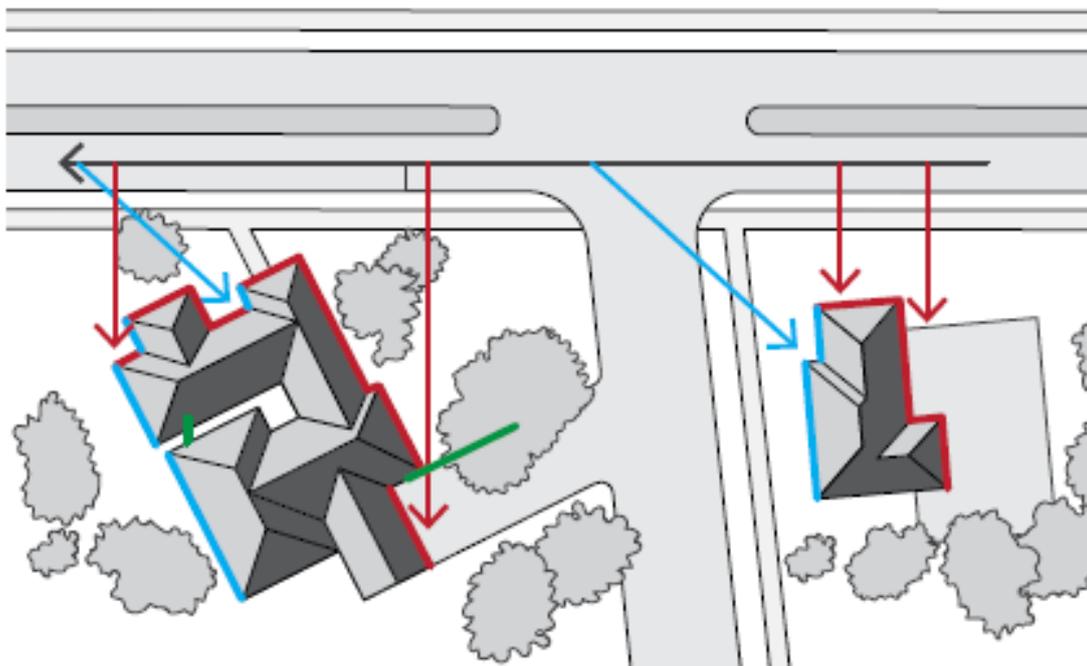
## Appendix A – Quiet House Packages

The packages and information provided on the following pages are taken from *Road and Rail Noise Guidelines* (September 2019).

Where outdoor and indoor noise levels received by a noise-sensitive land-use and/or development exceed the policy's noise target, implementation of quiet house requirements is an acceptable solution.

With regards to the packages, the following definitions are provided:

- **Facing** the transport corridor (red): Any part of a building façade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the façade without obstruction (ignoring any fence).
- **Side-on** to transport corridor (blue): Any part of a building façade that is not 'facing' is 'side-on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).
- **Opposite** to transport corridor (green): Neither 'side on' nor 'facing', as defined above.



## Quiet House Package A

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

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):               <ul style="list-style-type: none"> <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> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>):               <ul style="list-style-type: none"> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 25</math>):               <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 28</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 31</math>).</li> </ul>
	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	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 25</math>:               <ul style="list-style-type: none"> <li>35mm Solid timber core hinged door and frame system certified to <math>R_w 28</math> including seals;</li> <li>Glazed sliding door with 10mm glass and weather seals.</li> </ul> </li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 45</math>:           <ul style="list-style-type: none"> <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:               <ul style="list-style-type: none"> <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> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>;</li> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul>	
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.	

## Quiet House Package B

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

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 31</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 34</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):               <ul style="list-style-type: none"> <li>Sliding or double hung with 6mm-12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 34</math>).</li> </ul>
	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	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 31</math> rated door and frame including seals and 10mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 28</math>:               <ul style="list-style-type: none"> <li>40mm Solid timber core hinged door and frame system certified to <math>R_w 32</math> including seals;</li> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 50</math>:           <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (<math>24\text{kg/m}^3</math>). Resilient ties used where required to connect leaves.</li> <li>Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (<math>24\text{kg/m}^3</math>).</li> <li>Single leaf of 220mm brick masonry with 13mm cement render on each face.</li> <li>150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.</li> <li>Single leaf of 90mm clay brick masonry with:               <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glasswool or polyester insulation (<math>11\text{kg/m}^3</math>) between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>:           <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.</li> </ul> </li> </ul>	
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.		

## Quiet House Package C

63-66 dB  $L_{Aeq}(\text{Day})$  & 58-61 dB  $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 20% floor area (<math>R_w + C_{tr} \geq 31</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 34</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 31</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 34</math>):               <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li>Not recommended.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 30</math>:               <ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 31</math> rated door and frame including seals and 10mm glass;</li> <li>40mm Solid timber core side hinged door, frame and seal system certified to <math>R_w 32</math> including seals. Any glass inserts to be minimum 6mm.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 50</math>:           <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (<math>24\text{kg/m}^3</math>). Resilient ties used where required to connect leaves.</li> <li>Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (<math>24\text{kg/m}^3</math>).</li> <li>Single leaf of 220mm brick masonry with 13mm cement render on each face.</li> <li>150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.</li> <li>Single leaf of 90mm clay brick masonry with:               <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glasswool or polyester insulation (<math>11\text{kg/m}^3</math>) between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 40</math>:           <ul style="list-style-type: none"> <li>Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens;</li> <li>R3.0+ insulation batts above ceiling;</li> <li>2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.</li> </ul> </li> </ul>	
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.	

## Mechanical Ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of  $R_w$  40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.

## Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations.

The Notification is to state as follows:

*This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.*