






Legend

-  Building Envelope
-  Designated Garage Location
-  Preferred Garage Location
-  Nil Side Setback
-  No Vehicular Access

R-Code Variations

The District Planning Scheme and R-Codes are varied in the following manner:

- ① A nil side setback for two thirds of the length of the boundary is permissible on the lots where shown on the DAP (generally the southern or western side boundary) except where such boundaries are a secondary street.

A 2.0 metre solar setback applies between dwellings, as shown on the DAP, generally along the boundary which adjoins a permitted nil boundary setback (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are maintained.

Quiet House Principles

These residences are to be constructed in accordance with the following requirements to achieve an internal noise standard of 35dB(A) at night and instantaneous noise level of 45dB(A) maximum between 2200 and 0700 hours.

At least two (2) of the following measures shall be used to achieve the specified standards.

- bedrooms shall preferably be placed in the part of house furthest away from the railway
- all external walls shall be constructed of double brick
- all roof materials shall be either clay or concrete tiles
- all glazing facing the Perth-Mandurah Railway shall be 10mm thick laminated
- all external doors facing the Perth-Mandurah Railway shall be of solid core construction with seals
- all ceilings shall be insulated
- all plasterboard in the ceilings shall be 19mm thick
- mechanical ventilation in the bedrooms

Should it be necessary to have the windows closed to achieve the internal noise standards then the air quality in the bedrooms must meet the standards specified in Australian Standard 1668.2-1991 when the windows are shut.

