



LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

GENERAL

This Local Development Plan (LDP) shall operate as variations to the 'Deemed-to-comply' provisions of the Residential Design Codes WA (R-Codes) and development standards under the City of Wanneroo Agreed Structure Plan No.68 (ASP68). Where there is a conflict between the R-Codes or ASP68 and the provisions of this LDP, shall prevail.

Compliance with the LDP provisions will not require consultation with adjoining and/or nearby landowners.

THE FOLLOWING STANDARDS REPRESENT VARIATIONS TO THE RESIDENTIAL DESIGN CODES, AND CONSTITUTE DEEMED-TO-COMPLY REQUIREMENTS.

SETBACKS

1. A minimum 2.0m building setback applies as depicted on this LDP, no average applies.

THE FOLLOWING STANDARDS ARE DEEMED TO MEET THE RELEVANT DESIGN PRINCIPLES OF THE R-CODES AND DO NOT REQUIRE CONSULTATION WITH THE ADJOINING LANDOWNER.

OPEN SPACE

2. A minimum 35% Open Space is applicable to grouped dwellings.

DWELLING ORIENTATION & STREETScape

3. Dwellings shall be designed to orientate towards the primary street and/or Public Open Space.
4. Dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space where, for the purposes of this Clause, a "Habitable Room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom.
5. No outbuildings are to be visible from public spaces.

6. The site is limited to 1 (one) crossover with vehicular access from the primary street to be shared between all dwellings.

VEHICULAR ACCESS

7. Vehicle access to the site is restricted in the locations depicted on this LDP.

FENCING

8. Uniform, open/visually permeable fencing to be provided by the developer along boundaries shared with Public Open Space.
9. Uniform fencing must be 80% visually permeable, to a maximum height of 1800mm constructed of either brick, limestone or painted rendered masonry, in filled with visually permeable panels.

FIRE MANAGEMENT

10. All dwellings are subject to AS-3959 Construction in locations depicted on this LDP and in accordance with Figure 10 'Bushfire Attack Level Determination' and the approved Vertex Stage 1 Fire

Management Plan, available from the City of Wanneroo.

QUIET HOUSING

11. Dwellings are subject to Quiet House Design construction. Refer Table 1.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of the City of Wanneroo District Planning Scheme No.2

Endorsed by:


Manager of Approval Service
City of Wanneroo


Date

City of Wanneroo Reference No:



SCALE 1:1000 (A3)



LOCAL DEVELOPMENT PLAN NO.12 YANCHEP CITY VERTEX STAGE 1, GROUPED HOUSING SITE YANCHEP

Quiet House Design

The following 'Package A' deemed-to-comply standards apply to the following internal areas when addressing Yanchep Beach Road:

Table. 1

| AREA TYPE | ORIENTATION | PACKAGE A |
|-----------------------|-----------------|---|
| Bedrooms | Facing Road | <ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass• Enclosed eaves• No external doors• No vents to outside walls/eaves• Mechanical ventilation/air conditioning |
| | Side-on to Road | <ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass• Enclosed eaves• Mechanical ventilation/air conditioning |
| | Away from Road | No requirements |
| Living and Work Areas | Facing Road | <ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass• Enclosed eaves• 35mm (min) solid core front door with acoustic seals• Sliding doors to be fitted with acoustic seals• No vents to outside walls/eaves• Mechanical ventilation/air conditioning |
| | Side-on to Road | <ul style="list-style-type: none">• Casement or awning windows with 6mm glass• Enclosed eaves• Mechanical ventilation/air conditioning |
| | Away from Road | No requirements |



LOCAL DEVELOPMENT PLAN YANCHEP CITY
QUIET HOUSE DESIGN PROVISIONS
YANCHEP

Figure 10.
Bushfire Attack Level
Determination

Lot 1011 Yanchep Beach Rd,
Yanchep

