



LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS

The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the District Planning Scheme No. 2 (DPS 2) and any relevant planning policy effective under DPS 2, the Residential Design Codes (R-Codes) and Medium-Density Single House Development Standards – Development Zones (R-MD Codes).

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of DPS 2. The requirements of the R-MD Codes shall generally prevail, with the R-Codes and DPS 2 to be satisfied in all other matters.

Single Houses that are entirely compliant with the provisions of this LDP, the City’s Local Planning Policy 4.19 Medium-Density Housing Standards, and any relevant deemed-to-comply provisions of the R-Codes, do not require development approval.

*Notwithstanding the above, as of 10 April 2026, the City’s Local Planning Policy 4.19 – Medium Density Housing will no longer apply to lots zoned R60 as the Residential Design Codes will prevail unless otherwise approved by the City of Wanneroo*

The LDP provisions apply to those lots identified within the Local Development Plan boundary. The density code for each lot is as per the prevailing R-Codes Plan.

1. BOUNDARY WALLS

- a) R60 lots only: boundary walls are permitted to both side boundaries, regardless of length and behind the prescribed minimum front and rear setbacks.

NB. This provision applies to side boundaries to the Public Access Way (PAW) but does not apply to Secondary Street boundaries.

2. VEHICULAR ACCESS & GARAGES

- a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

3. BUILDING FORM & ORIENTATION

- a) Design of dwellings shall include an articulated front elevation in the direction of the Primary Street, pursuant to the ‘Primary Dwelling Orientation’ arrow, as shown on the LDP.
- b) Design of dwellings on corner lots, or lots with a boundary to a Public Access Way (PAW), shall include a side elevation which has at least one major opening facing the direction of the ‘Secondary Dwelling Orientation’ arrow, as shown on the LDP.

The required major opening shall be articulated and its view not obstructed by visually impermeable fencing.

4. NOISE MANAGEMENT

- a) Building Permit applications submitted for lots requiring noise attenuating construction standards must demonstrate compliance with ‘Quiet House Design Package A’ (as illustrated) as described under Part 4 of the Implementation Guidelines for *State Planning Policy 5.4 – Road and Rail Noise (WAPC 2019)*. A design that does not comply with ‘Quiet House Design Package A’ will only be considered acceptable where supported by a detailed assessment from a competent person confirming compliance with the Guidelines. The City generally accepts members of the Australian Acoustical Society as competent in the assessment of architectural and building acoustics.

LOCATION PLAN



LEGEND

- Local Development Plan Boundary
- Applicable Sites
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location
- No Vehicle Access
- Noise Attenuation “Package A Deemed to Satisfy Construction of Standards Required”

ENDORSEMENT TABLE

This Local Development Plan has been endorsed by Council under clause 9.14.3 (d) of District Planning Scheme No.2

*[Signature]*

Manager Approval Services - City of Wanneroo

19 December 2024

Date:

LOCAL DEVELOPMENT PLAN No. 13

Yanchep Golf Estate, YANCHEP

WAPC Subdivision Approval Ref:151183



Scale: 1:1250 @ A3

0 12.5 25 37.5m

PLAN: PACYA-4-011  
DATE: 16/12/2024  
PROJECTION: PCG 94  
DATUM: AHD

REVISION: F  
DRAWN: JP  
PLANNER: BB  
CHECK: CH