SUN CITY COUNTRY CLUB

SUN CITY COUNTRY CLUB

APRON VIEW

APRON VIEW

APRON VIEW

CLEEK WAY

CLEEK WAY

CLEEK WAY

VICTORY PARADE

VICTORY PARADE

DOWNSWING TERRACE

SUN CITY COUNTRY CLUB

8012

8013

502 503 504 505 506 507

508 509 510 511 512 513 514 515 516 517 518

731 732 733 734 735 736 737 738 739 740

741 742 743 744 745 746 747 748 749 750

933 932 931 930 929 928 927 926 925 924 923 922 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 946 945 944 943 942 941 940 939 938 937 936 935 934

693 692 691 690 689 688 687 686 652 257 697 696 695 694 698 699 700 701 702 271 703 704 705 706 707 708 709 710 711 712 713 714 715 673 674 675 676 677 678 679 680 681 682 683 684 685 960 954 667 668 669 670 671 672 634 635 636 637 638 639 640 666 665 664 663 662 661 660 632 966 967 633 609 608 610 751 752 753

LEGEND

- R25 Coding
- R30 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Public Open Space/Golf Course Dwelling Orientation
- Uniform Fencing
- Noise Attenuation "Package A Deemed to Satisfy Construction of Standards Required"
- Noise Attenuation "Package B Deemed to Satisfy Construction of Standards Required"

LOCATION PLAN

LOCAL DEVELOPMENT PLAN No. 16

Yanchep Golf Estate, YANCHEP *Page 1 of 8*

A Peet Limited Project - WAPC Subdivision 161909

NORTH

Scale: 1:1500 @ A3

0 15 30 45m

PLAN: PACYA-4-013 REVISION: D

DATE: 02/10/2023 DRAWN: JP

PROJECTION: PCG 94 PLANNER: BK

DATUM: AHD CHECK: JH

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LOCATION PLAN

LOCAL DEVELOPMENT PLAN No. 16

Yanchep Golf Estate, YANCHEP *Page 2 of 8*

A Peet Limited Project - WAPC Subdivision 161909

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LOCATION PLAN

MARKER DRIVE
SLICE LANE
DIMPLE ROAD
OT STREET
WAY
RADIUS LANE
LOFTER WAY
HITTER WAY
CONDOR ROAD
GREENSIDE DRIVE
BOGEY WAY
IMPACT GROVE
8016
8017
8018

LOCAL DEVELOPMENT PLAN No. 16

Yanchep Golf Estate, YANCHEP *Page 3 of 8*

A Peet Limited Project - WAPC Subdivision 161909

NORTH

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0 15 30 45m

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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 City of Wanneroo District Planning Scheme No. 2 (DPS 2), any relevant planning policy effective under DPS 2 (including Local Planning Policy 4.19 – Medium Density Housing Standards (LPP 4.19)) and the Residential Design Codes (R-Codes) as applicable.

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.

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

1. UNIFORM FENCING

a) Uniform fencing as shown on the Local Development Plan shall be to the specifications and satisfaction of the City.

2. SPECIAL PROVISIONS FOR LOTS ABUTTING PUBLIC OPEN SPACE AND/OR GOLF COURSE	
a) Building Form and Orientation pursuant to the '***Secondary Dwelling Orientation***' arrow, as shown on the LDP (i.e. Lots 502, 519, 540, 731 & 741).	All dwellings shall provide at least one major opening fronting a Public Access Way (PAW) or Public Open Space (POS). The required major opening shall be articulated and its view not obstructed by visually impermeable fencing.
b) Building Form and Orientation pursuant to the **'Public Open Space/Golf Course** ***Dwelling Orientation'*** arrow, as shown on the LDP.	All dwellings shall provide: i. a primary living space major opening and an outdoor living area (i.e. verandah/alfresco) fronting the POS/Golf Course, pursuant to the **'Public Open Space/Golf Course** ***Dwelling Orientation'*** arrow, as shown on the LDP.

3. NOISE MANAGEMENT

As defined in the *Transport Noise Assessment Lot 9011 Greenside Drive, Yanchep* acoustic report (Ref: 15013087-01b) prepared by Lloyd George Acoustics, the following Quiet House Design packages apply:

a) Package A to both floors of LDP lots 450 – 453; and

b) Package B to both floors of LDP lots 490 & 491.

ENDORSEMENT TABLE

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

Manager Approval Services - City of Wanneroo

6 December 2023

Date:

LOCAL DEVELOPMENT PLAN No. 16

Yanchep Golf Estate, YANCHEP *Page 4 of 8*

A Peet Limited Project - WAPC Subdivision 161909

PLAN: PACYA-4-013 REVISION: D
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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.

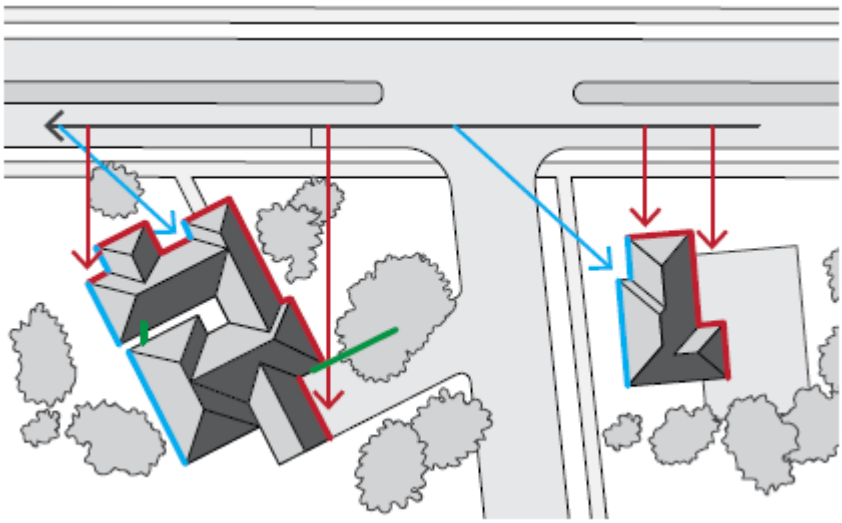
The quiet house packages are not the only solution to achieving acceptable internal transport noise levels. A suitably qualified acoustical engineer or consultant may also determine more tailored acoustic design requirements for buildings in a transport noise corridor by carrying out acoustic design in accordance with relevant industry standards. This includes the need to meet the relevant design targets specified in AS/NZS 2107:2016 for road traffic noise.

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 $L_{Aeq(Day)}$ & 51-53 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas

External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$):
		  ○ Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;
		  ○ Sealed awning or casement windows with minimum 6mm glass.
		• Up to 60% floor area ($R_w + C_{tr} \geq 31$):
		  ○ Sealed awning or casement windows with minimum 6mm glass.
			• Up to 40% floor area ($R_w + C_{tr} \geq 25$):
			  ○ Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;
			• Up to 60% floor area ($R_w + C_{tr} \geq 28$);
			• Up to 80% floor area ($R_w + C_{tr} \geq 31$).

	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	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	• Doors to achieve $R_w + C_{tr} \geq 25$:
			  ○ 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals;
			  ○ Glazed sliding door with 10mm glass and weather seals.

	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	

External Walls	All	• $R_w + C_{tr} \geq 45$:
		  ○ Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or
		  ○ Single leaf of 150mm brick masonry with 13mm cement render on each face; or
		  ○ One row of 92mm studs at 600mm centres with:
		  ▪ Resilient steel channels fixed to the outside of the studs; and
		  ▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;
		  ▪ 75mm thick mineral wool insulation with a density of at least 11kgkg/m^3; and
		  ▪ 2 x 16mm fire-rated plasterboard to inside.	

Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
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 $L_{Aeq(Day)}$ & 54-57 dB $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): ○ Sliding or double hung with 6mm-12mm-10mm double insulated glazing; ○ Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$); • Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	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	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	• Doors to achieve $R_w + C_{tr} \geq 28$: ○ 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; ○ Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	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	• $R_w + C_{tr} \geq 50$: ○ Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m^3). Resilient ties used where required to connect leaves. ○ Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). ○ Single leaf of 220mm brick masonry with 13mm cement render on each face. ○ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. ○ 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 (11kg/m^3) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
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.