

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 162567.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2, State Planning Policy 3.1 – Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD Codes) are to be satisfied.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes or R-MD Codes, as provided by this LDP, is not required.

The following LDP standards represent variations to the R-Codes and constitutes ‘Deemed to Comply’ requirements pursuant to the R-Codes:

1. RESIDENTIAL DENSITY (R-Codes)

- Specified residential densities apply to lots as identified on Plan; being R30, R40 and R60.
- All other lots within the subdivision area must refer the prevailing approved RCodes Plan included in the *Yanchep City Agreed Structure Plan No. 68 (ASP68)* or City of Wanneroo prepared *Consolidated R-Code Plan for Yanchep City* (as amended).

2. BUILDING SETBACKS – WESTERN POWER EASEMENT

- The construction of dwellings or other buildings/structures is not permitted within the proposed Western Power easement. A minimum building setback of 5 metres from the eastern property boundary shall generally apply pursuant to the easement encumbrance.

3. PUBLIC OPEN SPACE FRONTAGE LOTS – BUILDING FORM AND ORIENTATION

- Dwellings abutting Public Open Space shall include at least one major opening to a habitable room overlooking the Public Open Space.
- For lots with a side boundary to a Public Open Space/Pedestrian Access Way, a minimum of one major opening to a habitable room shall overlook the Public Open Space/Pedestrian Access Way.
- All required major opening(s) mentioned above shall be articulated and its view unobstructed by visually impermeable fencing.

4. PUBLIC OPEN SPACE FRONTAGE LOTS – UNIFORM FENCING

- All uniform fencing abutting Public Open Space is permitted to be solid or visually permeable to a height of 1.2 metres, but must visually permeable above 1.2 metres to a maximum of 1.8 metres.
- For lots with a side boundary to a Public Open Space/Public Access Way, the side boundary fencing may be solid behind the major openings prescribed under Provision 3a – 3c.

5. VEHICLE ACCESS & GARAGES

- Mandatory garage locations apply to some lots as identified on the LDP to manage:
 - vehicular access and consolidation of reversing spaces for lots fronting high traffic volume roads; and
 - vehicle access to lots adjacent major or restrictive intersections.
- For all corner lots, access to on-site car parking spaces is permitted from both a primary or secondary street frontage unless otherwise indicated on the Local Development Plan and subject to Provision a) above.
- Lots 34, 36 – 37 and 40 – 49:** site access to these lots is permitted via the primary street or the laneway, unless otherwise indicated on the Local Development Plan and subject to Provision a) above.

6. NOISE MANAGEMENT

- As defined in the Transportation Noise Assessment - Lot 9 Toreopango Avenue, Yanchep (23 May 2022) prepared by Lloyd George Acoustics, the following Quiet House Design packages apply – as illustrated on Plan:
 - Package A – Upper floors:**
Lots 366 – 368, 388 – 390, 400 – 402, 423 – 425, 433 – 435, 459 – 461, 485 – 492 & 518 – 531.
 - Package B – Upper Floors:**
Lots 365, 391, 399, 426, 432, 462, 474 – 483 & 533 – 547.
 - Package A – Ground Floor & Package B – Upper Floor:**
Lots 363, 364, 392, 393, 396, 397, 428 – 431, 463 – 473 & 548 – 563.



LEGEND

- R30 CODING
- R40 CODING
- R60 CODING
- PUBLIC OPEN SPACE DWELLING ORIENTATION
- UNIFORM ESTATE FENCING
- NOISE WALL
- MANDATORY GARAGE LOCATION
- POWERLINE EASEMENT (24m)
- UPPER FLOOR - PACKAGE A
GROUND FLOOR - STANDARD CONSTRUCTION
- UPPER FLOOR - PACKAGE B
GROUND FLOOR - STANDARD CONSTRUCTION
- UPPER FLOOR - PACKAGE B
GROUND FLOOR - PACKAGE A

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

9 April 2024

Date

Manager Approval Services

Local Development Plan Expiry Date: 9 April 2034

LOCAL DEVELOPMENT PLAN No. 18

Yanchep City



Scale: 1:3000 @ A3

0 30 60 90m

PLANE: WOLYA-4-001
DATE: 28/03/2024
PROJECTION: PG 94
DATUM: AHD

REVISION: B
DRAWN: JP
PLANNER: CH
CHECK: JH

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"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> 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 ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Sealed awning or casement windows with minimum 6mm glass. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 25$): <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 25$: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 45$: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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/m³; and 2 x 16mm fire-rated plasterboard to inside. 	
Roofs and Ceilings	All	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard. 	

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"> Up to 40% floor area ($R_w + C_{tr} \geq 31$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. Up to 60% floor area ($R_w + C_{tr} \geq 34$): <ul style="list-style-type: none"> Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. 	<ul style="list-style-type: none"> Up to 40% floor area ($R_w + C_{tr} \geq 28$): <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass. 	<ul style="list-style-type: none"> Doors to achieve $R_w + C_{tr} \geq 28$: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 50$: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> $R_w + C_{tr} \geq 35$: <ul style="list-style-type: none"> Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation. 	