



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:  19/5/16
Manager Approval Services
City of Wanneroo
Date

City of Wanneroo Reference No:

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

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, this LDP shall prevail.

All lots subject to this LDP have a density coding of R30, in accordance with ASP68.

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

DWELLING SETBACKS

- A 3.0m minimum setback is permitted to the primary street.
- The primary street setback may be reduced to 2.0m for a porch or verandah, no maximum length applies to such projections.
- A 1.0m minimum setback to a secondary street.
- A 2.0m minimum setback to Public Open Space.

BUILDINGS ON BOUNDARY

- For all lots, boundary walls (nil side setback) are permissible for up to 2/3 length of one side boundary, behind the street setback line, unless this boundary is a secondary street.

- Boundary walls are permitted up to a maximum 1/3 length to a second side boundary for wall heights of 3.5m or less.

GARAGES

- 4.5m garage setback from the primary street and 1.5m from a secondary street.
- The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- For Lot 119, the garage shall be located such that vehicles can exit the site in a forward gear.
- For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:
 - garage setback a minimum of 0.5m behind the building alignment.
 - a major opening to a habitable room directly facing the primary street;
 - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and,
 - no vehicular crossover wider than 4.5m where it meets the street.

DWELLING ORIENTATION & STREETScape

- Lots 98 - 103 must 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.

- Dwellings shall be designed to orientate towards the primary street as depicted on this LDP.
- All corner lots must be designed with habitable room windows facing both the primary and secondary street.
- Within the front setback area fencing above 900mm is not permitted.
- Within 3.0m of a truncation fencing above 1200mm must be visually permeable but may be solid below.
- Uniform, open/visually permeable fencing to be provided by the developer along boundaries shared with Public Open Space.
- 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.

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 AND OUTDOOR LIVING

- An outdoor living area (OLA) with an area of 10% of the lot size being provided, which is directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA shall have a minimum 3.0m length or width

- The OLA should be located to receive access to either northern or eastern sunlight.
- No other R-Codes site cover standards apply.

PRIVACY

- R-Codes Clause 5.4.1 C1.1 applies however, the setback distance is 3 m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

OVERSHADOWING

- No maximum overshadowing for wall height 3.5m or less.
- No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.

FIRE MANAGEMENT

- Lots 102, 103, 138, 139 and 140 are subject to AS-3959 Construction as per BAL 12.5 requirements 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 HOUSE DESIGN

- Lots 98 to 103 are subject to Quiet House Design Construction. Refer Table 1.

VEHICULAR ACCESS

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

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

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Plan No: PRI YAN 8-03
Date: 09.12.15

Client: Primewest
Planner: JW

CITY OF WANNEROO

Figure 10.
Bushfire Attack Level
Determination

Lot 1011 Yanchep Beach Rd,
Yanchep

