



**Local Development Plan Provisions**

**GENERAL PROVISIONS**

- Unless otherwise detailed by this Local Development Plan (LDP), all development shall be in accordance with the City of Wanneroo District Planning Scheme No.2 (the Scheme) and State Planning Policy 3.1 - Residential Design Codes (R-Codes).
- The following standards represent variations to be deemed to comply provisions of the R-Codes and constitute new deemed to comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes, and do not require consultation with adjoining landowners.

**DEVELOPMENT ON LOT 889**

- Clause 5, 6, 8 to 12 and 14 shall not apply to Lot 889.

**INTERFACE TO EXISTING GOLF COURSE**

- Building setbacks to the golf course lot boundary shall apply as denoted on this LDP and in accordance with the following:

Lot Number	Minimum Setback to Golf Course lot Boundary
105 to 135	1.0m
139 to 145	2.0m
129	1.0m
Strata Lot 1 to 12	2.5m
Strata Lot 13 to 14	1.5m
887	1.0m

Note: Where a variation to the minimum building setback to the golf-course lot boundary is proposed, public consultation may be required to be undertaken with the affected landowner.

- The minimum setback for the dwelling (including porch) to the primary street or front common property access shall be 2.0m.
- Garages shall be setback a minimum of 4.5m from the primary street or front common property and at least 0.5m behind the dwelling alignment for lots 889, Lots 100 - 104, Lots 107 - 117 and Lots 1 - 12.
- Garages shall be setback a minimum of 0.5m behind the dwelling alignment for Lots 12 - 14 and Lot 105.
- For lots with direct golf course frontage, the primary outdoor living space shall be located adjacent to the golf course.
- Visually permeable fencing shall be maintained along the boundary for lots that abut the golf course as identified on this plan.

**GROUND LEVEL DIFFERENCE ACROSS THE SITE**

- Walls may be built up to a lot boundary behind the street setback provided the walls are not higher than 1.5m with an average of 3.0m or less for two-thirds the length of the balance of the lot boundary behind the front setback to two site boundaries.
- A dwelling must have at least one major opening from a habitable room that faces the golf course for lots adjacent to the golf course.
- Any structure proposed within the 'Zone of Influence of Significant Retaining Walls' as identified on the plan shall obtain Structural Engineering Certification prior to the issuing of a Building Permit. The width of the zone of influence for Lots 887 and 889 is 3.0m. For other lots the zone width is the same as the minimum golf course boundary setback.

**NOISE MITIGATION THROUGH QUIET HOUSE DESIGN**

- Quiet House Design Requirements are applicable to Lots 100-106 and the relevant Quiet House Design Package is attached as Annexure 1.

**ENDORSEMENT PANEL**

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

Manager, Approval Services: *[Signature]* Date: 24/11/17  
City of Wanneroo

**LEGEND**

- APPLICATION BOUNDARY
- PRIMARY DWELLING ORIENTATION
- GROUP HOUSING LOTS
- GREEN TITLE LOTS
- STRATA LOTS
- COMMON PROPERTY ACCESS
- LOTS SUBJECT TO ACOUSTIC REQUIREMENTS
- BUSH FIRE PRONE AREAS WITHIN THE BUSH FIRE PRONE AREA (REFER APPROVED BUSH FIRE MANAGEMENT PLAN FOR DETAILS)
- GROUPED DWELLING DEVELOPMENT POTENTIAL
- ZONE OF INFLUENCE OF SIGNIFICANT RETAINING WALLS
- VISUALLY PERMEABLE FENCING (BY DEVELOPER)
- SURVEY STRATA DEVELOPMENT LOT 1
- FOOTPATH

**LOCATION**

**NOTES**

Base data supplied by MNG

Areas and dimensions shown are subject to final survey calculations.

All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.

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CLIENT : E-POST AUSTRALIA  
SCALE : 1:1,250 @ A3  
DATE : 31 October 2017  
PLAN No : LDP-YAN-001  
REVISION : K  
PLANNER : SLB  
DRAWN : BL



**LOCAL DEVELOPMENT PLAN**  
Lot 499 St Andrews Drive, YANCHEP  
(FAIRWAY EXCLUSIVE ESTATE)





## ANNEXURE 1

### QUIET HOUSE DESIGN GUIDELINES LOTS 100 - 106

Outdoors minimum 2,4 m high solid fence e.g. Brick, Hardifence or Limestone but excluding both Colorbond and Picket fences with various cul-de-sac wall opening sizes gaps as shown;

AND – for indoors . . . .

Area type	Orientation	Package A measures
<b>Indoors</b>		
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> <li>• 6 mm laminated glazing</li> <li>• Casement or awning windows</li> <li>• No external doors</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning (see 4.5.3)</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 6 mm laminated glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Living and work areas <sup>5</sup>	Facing corridor	<ul style="list-style-type: none"> <li>• 6 mm laminated glazing</li> <li>• Casement or awning windows</li> <li>• 35 mm (minimum) solid core external doors with acoustic seals<sup>6</sup></li> <li>• Sliding doors must be fitted with acoustic seals</li> <li>• Closed eaves</li> <li>• No vents to outside walls/eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Side-on to corridor	<ul style="list-style-type: none"> <li>• 6 mm glazing</li> <li>• Closed eaves</li> <li>• Mechanical ventilation/airconditioning</li> </ul>
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

#### --- Mechanical ventilation/airconditioning

Where outdoor noise levels are above the "target", both packages A and B require mechanical ventilation or airconditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing packages A and B, the following need to be observed:

- Evaporative airconditioning systems will meet the requirements for packages A and B provided attenuated air vents are provided in the ceiling space. Without such vents, these systems require windows to remain open.
- Refrigerative airconditioning systems need to be designed to achieve fresh air ventilation requirements.
- Air inlets need to be positioned facing away from the corridor where practicable.
- Ductwork needs to be provided with adequate silencing, particularly in higher noise areas, to prevent noise intrusion.