

Local Development Plan R-Code Variations

General Design Requirements

The following provisions vary the Residential Design (RD) Codes of WA and shall apply as Deemed to Comply requirements to all lots within this LDP. Planning Approval is not required, but a Building Permit is required, for the construction of a single dwelling on any lot within the area covered by the LDP (including lots less than 260m²) except where variations to the provisions of the LDP are sought. The requirement to consult with adjoining or other landowners to vary the Residential Design Codes in accordance with the LDP is not required except where variations to the provisions of the LDP are sought.

Setbacks

- R25 and R30 lots - A wall may be built up to one side boundary to a 2/3 maximum length of that boundary and a 1/3 maximum length to the second side boundary;
- R40 lots - A wall may be built up to one side boundary - no maximum length, and to a 2/3 maximum length to the second side boundary;
- Primary Setback: R25 - minimum 3m and maximum 5m.
R30 and R40 - minimum 2m and maximum 4m (no average applies).
- Garages may be setback a minimum of 3.5 metres provided the garage is not forward of the dwelling alignment and shall have doors that enclose them;
- Setbacks to the rear laneway (Chariote and Jet Lanes) shall be a minimum of 1m;

Dwelling Orientation

- Dwellings on Lots 702 - 721 Breccia Parade and Lots 649 -653 Jasper Bend shall be oriented to face Breccia Parade and Jasper Bend respectively (as the primary streets) and should incorporate at least one of the following features - verandah or habitable room;
- Garages shall be located generally in accordance with the locations shown on the LDP;
- Dwellings on Lots 605 - 609 Sapphire Chase and Lot 612 Jasper Bend being designed to provide visual surveillance of the POS from a living area. All clothes drying and storage areas are to also be screened from view of the POS.
- Outdoor living areas shall be located on the northernmost or easternmost boundary, where possible;

Site Coverage

- The open space requirement for Lots 702 - 721 Breccia Parade and Lots 649 -653 Jasper Bend shall be a minimum of 30%;
- The open space requirement for all other lots shall be a minimum of 40%;

Bush Fire Management

- The land the subject of this LDP is within a bushfire prone area as currently designated by the Fire and Emergency Services Commissioner. Lots 391 - 396, 605 - 642, 679 - 683 and 725 - 726 (as identified on the plan) are subject to an approved Bushfire Management Plan. Additional planning and building requirements may apply to development on these lots.

Noise Management

- Dwellings identified as noise affected must be designed and constructed to comply with the 'Quiet House Design' provisions of the Western Australian Planning Commission's State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning;
- For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4)
- All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
 - Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
 - Roof / Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
 - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.

Storage

- For Lots 702 - 721 Breccia Parade and Lots 649 -653 Jasper Bend, storage areas with a minimum internal area of 4m² are to be provided at the time of construction of the dwelling. The storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage;



Legend	
	Extent of Local Development Plan
	R20 Subject Lots
	R25 Subject Lots
	R30 Subject Lots
	R40 Subject Lots
	Public Open Space
	Primary School
	Commercial
	Lots which exceed noise target levels of WAPC Policy 5.4 - Package A
	Lots which exceed noise target levels of WAPC Policy 5.4 - Package A2
	Designated Garage Location
	Lots which are subject to a Bushfire Management Plan