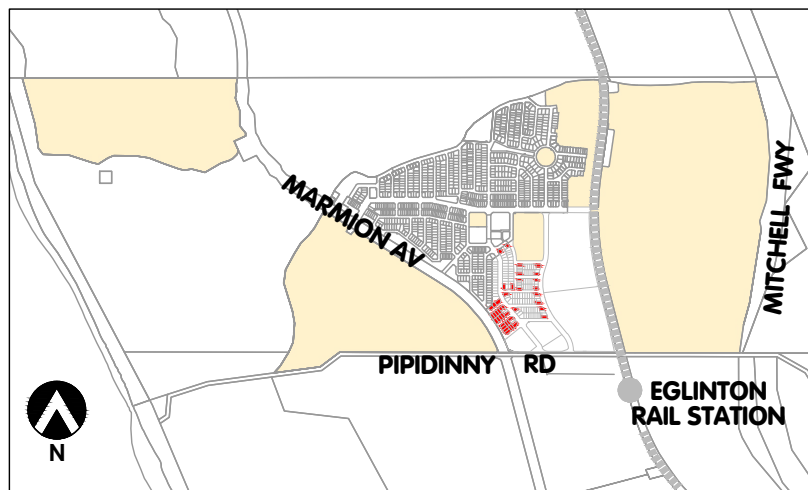


Local Development Plan Provisions

1. The requirements of the R-Codes and the R-MD Codes, as applied through the City's Medium-Density Housing Standards Local Planning Policy 4.19, are varied in accordance with this plan.
2. In all other respects, the requirements of the R-Codes, R-MD Codes, and the City of Wanneroo District Planning Scheme No. 2 shall be satisfied.
3. Dwelling Orientation and Fencing: Where specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessed from this frontage. Street setback and front fence requirements pursuant to the R-Codes are to be applied to this frontage.
4. Vehicle access to onsite car parking spaces is permitted from either the primary or secondary street. Where proposed on the primary street, access is permitted in the locations identified on the LDP.
5. Quiet house design requirements apply to lots identified on this LDP. The applicable quiet house design packages are included at Appendix 1 of the LDP (overleaf). Modifications to the quiet house design requirements may be approved by the City of Wanneroo where demonstrated in a Transportation Noise Assessment that proposed development will meet an acceptable level of acoustic amenity.



LOCATION PLAN ■ SUBJECT LOTS



N. de Vecchis 5 February 2026
 Manager Approval Services Date
 City of Wanneroo
 This Local Development Plan has been approved by the City of Wanneroo pursuant to clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2.

**Road Traffic and Passenger Rail
Quiet House Requirements
(Based on Table 3 of State Planning Policy 5.4 2019)**

Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
A Quiet House A	Facing	<p>Bedroom and Indoor Living and work areas to $R_w + C_{tr}$ 45dB</p> <p>Stud Frame Walls</p> <ul style="list-style-type: none"> ➤ One row of 92mm studs at 60mm centres with: ➤ Resilient steel channels fixed to the outside of the studs; and ➤ 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and ➤ 75mm glass wool (11kg/m³) or 75mm polyester (14kg/m³) insulation, positioned between the studs; and ➤ -Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs. <p>Brick Walls</p>	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead: OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB): OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 	<p>To R_w+C_{tr} 35dB</p> <ul style="list-style-type: none"> ➤ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling 	<ul style="list-style-type: none"> ➤ 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB 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
	Side On	<ul style="list-style-type: none"> ➤ Single leaf of 150mm brick masonry with 13mm cement render on each face: OR ➤ Double brick: two leaves of 90 mm clay brick masonry with a 20mm cavity between leaves. 	<p>As per "Facing" above, except R_w+C_{tr} values may be 3dB less, e.g. glazed sliding door with 10 mm glass and weather seals for bedrooms</p>	<p>As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%</p>			
	Opposite		No specific requirements	No specific requirements			

**Road Traffic and Passenger Rail
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Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
B Quiet House B	Facing	<p>Bedroom and indoor living and work areas to R_w+C_{tr} 50dB</p> <p>Single leaf of 90 mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres; ➤ A cavity of 25 mm between leaves; ➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and ➤ One layer of 10mm plasterboard fixed to the inside face ➤ 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 	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor areas: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). ➤ Up to 60% floor area: as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 34dB) <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area; Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 28dB). Sealed awning or casement windows may use 6mm glazing instead. : OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 31dB). : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 34dB). 	<p>To R_w+C_{tr} 35dB</p> <ul style="list-style-type: none"> ➤ Concrete or terracotta tile sarking and at least 10mm plasterboard ceiling, R3.0+ insulation OR ➤ Metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40dB 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
	Side-On	<p>Double brick: two leaves of 90mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A 50mm cavity between leaves ➤ 50mm glass wool or polyester cavity insulation (R2.0+) ➤ Resilient ties where required to connect leaves <p>Double brick: two leaves of 110mm clay brick masonry with</p> <ul style="list-style-type: none"> ➤ 50mm cavity between leaves and R2.0+ cavity insulation 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead. : OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB). : OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB) : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 			
	Opposite	As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%	As above, except R_w+C_{tr} values may be 3dB less, or max % area increased by 20%				

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Exposure Category	Orientation to corridor	Acoustic rating and example constructions					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
C Quiet House C	Facing	<p>Bedroom and indoor living and work areas to R_w+C_{tr} 50dB</p> <p>Single leaf of 90 mm clay brick masonry with:</p> <ul style="list-style-type: none"> ➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres; ➤ A cavity of 25 mm between leaves; ➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and 	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ External doors to bedrooms facing the corridor are not recommended. <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass: OR <p>40mm solid core timber frame and door (without glass or with glass inserts not less than 6mm), side hinged with certified R_w 32dB acoustically rated door and frame system including seals</p>	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 20% of room floor area: Fixed sash, awning or casement with minimum 6mm single or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB): OR ➤ Up to 40% floor area; as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 34dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). Sealed awning or casement windows may use 6mm glazing instead: OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 34dB) 	<p>To R_w+C_{tr} 40dB</p> <ul style="list-style-type: none"> ➤ To all bedrooms, 2 layers of 10mm plasterboard, or one layer 13mm high density sealed plasterboard (minimum surface density of 12.5 kg/m²), affixed using steel furring channels beneath ceiling rafters/supports: and ➤ R3.0+ insulation batts laid in cavity : and ➤ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens 	<ul style="list-style-type: none"> ➤ At least one outdoor living area located on the opposite side of the building from the 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 	<ul style="list-style-type: none"> ➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces. ➤ Evaporative systems require attenuated ceiling air cents 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, close or relocated to building sides facing away from the corridor where practicable.
	Side-on	<ul style="list-style-type: none"> ➤ One layer of 10mm plasterboard fixed to the inside face ➤ 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 <p>Double brick: two leaves of 90mm clay brick masonry with:</p>	<p>Bedrooms</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 31dB rated door and frame including seals and 10mm glass <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 31dB). Sealed awning or casement windows may use 6mm glazing instead: OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 34dB) 			
	Opposite	<ul style="list-style-type: none"> ➤ A 50mm cavity between leaves ➤ 50mm glass wool or polyester cavity insulation (R2.0+) ➤ Resilient ties where required to connect leaves <p>Double brick: two leaves of 110mm clay brick masonry with</p> <ul style="list-style-type: none"> ➤ 50mm cavity between leaves and R2.0+ cavity insulation 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Fully glazed hinged door with certified R_w+C_{tr} 28dB rated door and frame including seals and 6mm glass <p>Indoor Living and work areas:</p> <ul style="list-style-type: none"> ➤ 35mm solid core timber hinged door and frame system certified to R_w 28dB including seals: OR ➤ Glazed sliding door with 10 mm glass and weather seals 	<p>Bedrooms:</p> <ul style="list-style-type: none"> ➤ Total external door and window system area up to 40% of room floor area: Sliding or double hung with minimum 10 mm single or 6mm-12mm-10mm double insulated glazing (R_w+C_{tr} 28 dB). Sealed awning or casement windows may use 6 mm glazing instead: OR ➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (R_w+C_{tr} 31dB). <p>Indoor Living and work areas</p> <ul style="list-style-type: none"> ➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (R_w+C_{tr} 25dB): OR ➤ Up to 60% floor area: As per Bedrooms at up to 40% area (R_w+C_{tr} 28 dB : OR ➤ Up to 80% floor area: As per Bedrooms at up to 60% area (R_w+C_{tr} 31 dB). 			