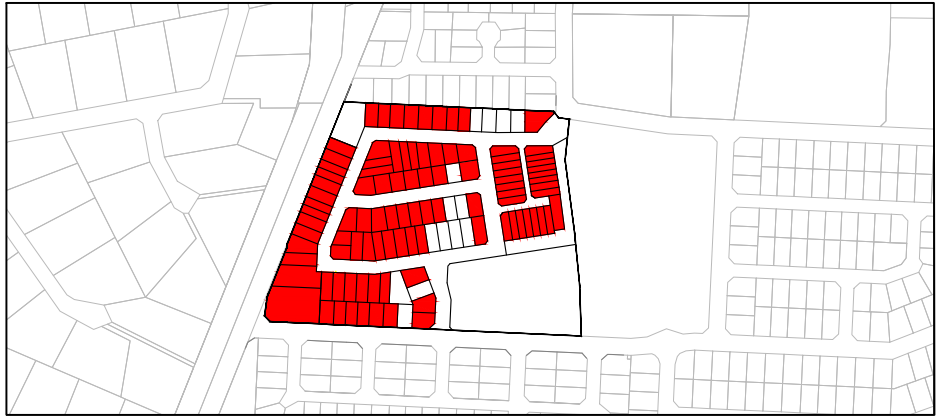




LOCATION PLAN

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PROPERTY BOUNDARIES
- SUBJECT LOT NUMBERS
- DWELLING ORIENTATION
- UNIFORM FENCING
- NO VEHICLE ACCESS
- DESIGNATED GARAGE LOCATION
- OUTDOOR LIVING AREA LOCATION (PROVISION 6)
- 2.4M NOISE WALL
- BIN PADS (LOTS 101-104)
- INDICATIVE PATH LOCATION
- RETAINED BLACK COCKATOO SIGNIFICANT TREE
- INDICATIVE TREE RETENTION*

NOTES

* Determination of which trees can be retained will be undertaken at the civil construction stage, considering factors such as bushfire management, drainage, clearance to services, TPZ requirements etc. Where a tree requires removal this may affect the need for other LDP controls i.e. access restrictions.

Road pavement, paths and verges indicative only and subject to engineering approval.

LOCAL DEVELOPMENT PLAN PROVISIONS

PRELIMINARY

The provisions of the City of Wanneroo's District Planning Scheme No. 2, the East Wanneroo Cell 4 Agreed Structure Plan No. 6, Residential Design Codes and Local Planning Policy 4.19 Medium Density Housing Standards (R-MDs) are varied as detailed within this LDP. All other requirements are to be satisfied.

The following LDP standards represent variations to the R-Codes and constitutes 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

GENERAL PROVISIONS

Dwelling Orientation

- Where specified on the plan, the dwelling is to address this frontage with the primary entrance to the dwelling readily identifiable from the street / PAW (as applicable) and at least one major opening from a habitable room with an outlook to the street / PAW (as applicable).

PAW Setback

- For the purposes of street setback calculations, the primary orientation to the Public Access Way (PAW) is treated as the primary street frontage.

Fencing

- Where noted on the plan, uniform fencing is to be installed by the developer within the street setback area and is to be visually permeable to the satisfaction of the City. No modification to this fencing is permitted without development approval.

Vehicle Access

- Vehicle access may be from either the primary or secondary street for all corner lots, except where the LDP restricts access or specifies a garage location.

Quiet House Design

- 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. 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.
- The outdoor living area for Lots 13 and 14 Flemington Loop is to be located as specified on the LDP. An alternative location is permissible where supported by a Transportation Noise Assessment.

Quiet House Packages Apply (Provision 5)

- | | |
|---|--|
| 1 Ground Floor - Standard construction
First Floor - Package A | 5 Ground Floor - Package B
First Floor - Package C |
| 2 Ground Floor - Standard construction
First Floor - Package B | 6 Ground Floor - Package B
First Floor - Specialist advice required |
| 3 Ground Floor - Package A
First Floor - Package B | 7 Ground Floor - Package C
First Floor - Specialist advice required |
| 4 Ground Floor - Package B
First Floor - Package B | |

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

N. de Vecchis 2 July 2026

Manager, Approval Services Date

City of Wanneroo

Local Development Plan Expiry Date: 2 July 2036

APPENDIX 1

“QUIET HOUSE” DESIGN PACKAGES

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 Glazing	Facing	- Up to 40% floor area ($R_w + C_{tr} \geq 28$): - 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 ($R_w + C_{tr} \geq 31$): - Sealed awning or casement windows with minimum 6mm glass.	- Up to 40% floor area ($R_w + C_{tr} \geq 25$): - 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	Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	- Doors to achieve $R_w + C_{tr} \geq 25$: 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	$R_w + C_{tr} \geq 45$: - 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: - 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 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	$R_w + C_{tr} \geq 35$; - Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor 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.	

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 Glazing	Facing	- Up to 40% floor area ($R_w + C_{tr} \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area ($R_w + C_{tr} \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area ($R_w + C_{tr} \geq 28$): - 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	Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	- Doors to achieve $R_w + C_{tr} \geq 28$: 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	$R_w + C_{tr} \geq 50$: - Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). 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/m³). - 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: - 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/m³) between studs; and - One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	$R_w + C_{tr} \geq 35$: - Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor 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.	

Quiet House Package C

63-66 dB $L_{Aeq}(\text{Day})$ & 58-61 dB $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	- Up to 20% floor area ($R_w + C_{tr} \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 40% floor area ($R_w + C_{tr} \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area ($R_w + C_{tr} \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area ($R_w + C_{tr} \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	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	Not recommended.	- Doors to achieve $R_w + C_{tr} \geq 30$: - Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; 40mm Solid timber core side hinged door, frame and seal system certified to $R_w 32$ including seals. Any glass inserts to be minimum 6mm.
	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	$R_w + C_{tr} \geq 50$: - Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (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: - 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	$R_w + C_{tr} \geq 40$: - Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; - R3.0+ insulation batts above ceiling; 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor 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.	