



Local Development Plan Provisions

Preliminary

The provisions of the City of Wanneroo’s District Planning Scheme No. 2, Banksia Grove District Centre Structure Plan No. 65, 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.

Notwithstanding the above, as of **10 April 2026**, the City’s Local Planning Policy 4.19 – Medium Density Housing will no longer apply to lots zoned R60 and the Residential Design Codes will prevail unless otherwise approved by the City of Wanneroo.

General Provisions

- Primary Street Frontage
 - For all lots, the major entry and primary façade of the dwelling shall be oriented to Beethoven Street.
- Quiet House Design
 - Quiet House Design principles are applicable to the lots identified on this plan. Quiet house design requirements are listed in the following table. Specifications of Quiet House Design packages are included in Attachment 1.

Lots	Quiet House Design Package	Quiet House Design Package
	Ground Floor	First Floor
2991	Package B	Package B
2992, 2993, 2994	Package B	Package C
2995, 2996	Package C	Specialist acoustic advice required

- Where specialist acoustic advice is required, the development proposal is to be accompanied by a noise assessment undertaken by a suitably qualified professional. The development is to comply with the relevant noise management plan approved by the City.
- Modifications to the Quiet House Design requirements may be approved by the City where it can be demonstrated that proposed development will be provided at an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a noise assessment undertaken by a suitably qualified professional.
- Where mechanical ventilation / air conditioning is installed, it shall not compromise the internal compliance for noise levels.

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.

Manager Approval Services

27 February 2025

Date

Local Development Plan Expiry Date: _____



ATTACHMENT 1 - QUIET HOUSE DESIGN REQUIREMENTS

PROVISIONS AS PER HERRING STORER ACOUSTIC ASSESSMENT DATED NOVEMBER 2019

For those residence exposed to traffic noise, the deemed to satisfy Quiet House Design requirements are as outlined below.

Area	Orientation to Road	Package A	Package B
Bedrooms	Facing	<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.	<ul style="list-style-type: none">• Casement or awning windows with 10.38mm laminated glass.• Enclosed eaves.• No external doors.• No vents to outside walls / eaves.
	Side	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.
	Away from Road	<ul style="list-style-type: none">• No Requirements	<ul style="list-style-type: none">• No Requirements
Living and work areas	Facing	<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 wall s/ eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.• 40mm (min) solid core front door with acoustic seals.• Sliding doors to be fitted with acoustic seals.• No vents to outside walls / eaves.
	Side	<ul style="list-style-type: none">• Casement or awning windows with 6mm glass.• Enclosed eaves.	<ul style="list-style-type: none">• Casement or awning windows with 6.38mm laminated glass.• Enclosed eaves.
	Away from Road	<ul style="list-style-type: none">• No requirements	<ul style="list-style-type: none">• No requirements

Note:

1. Package C is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing the roadway.
2. Alternative constructions are acceptable, provided they are accessed to comply with the internal acoustic criteria as outlined in State Planning Policy 5.4 and a report is submitted by a suitably qualified acoustic consultant.
3. Where mechanical ventilation / air conditioning is installed then it shall not compromise the internal compliance for noise levels.