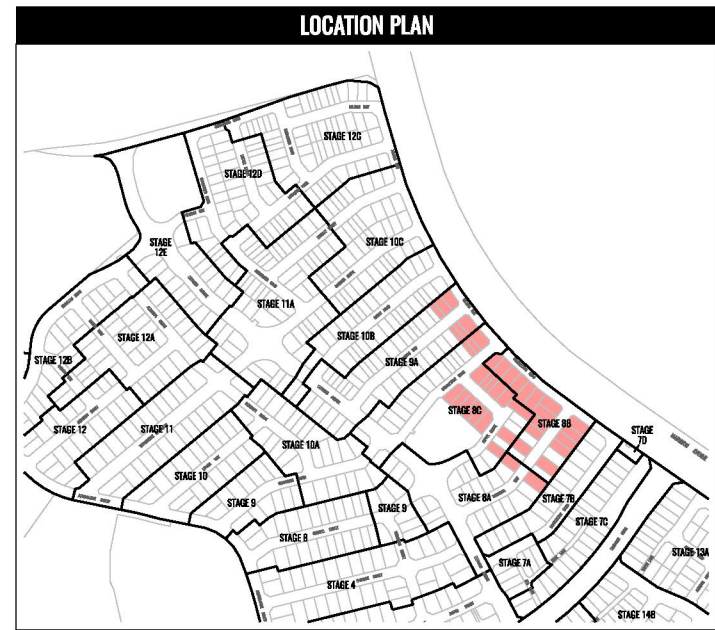


### LEGEND

- LDP BOUNDARY
- R25 CODING
- R30 CODING
- R40 CODING
- PEDESTRIAN ACCESS WAY
- CORNER LOT DESIGN
- LOTS AFFECTED BY ROAD TRAFFIC NOISE AND SUBJECT TO 'QUIET HOUSE DESIGN' PACKAGES TO GROUND AND FIRST FLOOR
- LOTS AFFECTED BY ROAD TRAFFIC NOISE AND SUBJECT TO 'QUIET HOUSE DESIGN' PACKAGES TO FIRST FLOOR ONLY
- UNIFORM ESTATE FENCING



### LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 160579 and 163391.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2, State Planning Policy 3.1 – Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD Codes) are to be satisfied.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes or R-MD Codes, as provided by this LDP, is not required.

The following LDP standards represent variations to the R-Codes and constitutes 'Deemed to Comply' requirements pursuant to the R-Codes:

#### 1. GENERAL PROVISIONS

a) R-Code	R25, R30 and R40
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#### 2. SETBACKS

- a) Dwellings on lots that directly abut Public Open Space shall have a minimum 3 metre setback from the Public Open Space.

#### 3. BUILDING FORM AND ORIENTATION

- a) The design of dwellings on nominated 'corner lots' shall have one major opening facing the direction of the Pedestrian Access Way. The major opening shall not be obstructed by visually impermeable fencing.
- b) Dwellings on lots that directly abut Public Open Space shall include at least one major opening to a habitable room (excluding bedrooms) overlooking the Public Open Space.

#### 4. UNIFORM ESTATE FENCING

- a) The uniform fencing that abuts Public Open Space is permitted to be solid fencing to a height of 1.2 metres but shall be visually permeable between a height of 1.2 metres to 1.8 metres.
- b) Other than landscaping treatments (eg. hedges and shrubs), screening of the permeable style sections of the uniform estate fencing is not permitted (eg. bamboo, shade cloth and power coated steel panels).

#### 5. NOISE MANAGEMENT

- a) As defined in the *Amberton Stages 8-12 Review of SPP 5.4 Acoustic Requirements* (10 September 2021) prepared by Herring Storer Acoustics, the following Quiet House Design packages apply:
  - i) Package C to both floors of LDP Lots 439, 457, 458, 480 – 487, 669, 670 and 705.
  - ii) Package A to First Floor for LDP Lots 459, 478, 479, 489 – 492 and 714
  - iii) Package A to Ground Floor and Package B to First Floor for LDP Lots 488, 671, 672, 667, 668, 703 and 704.

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

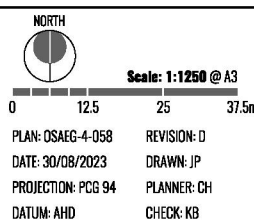
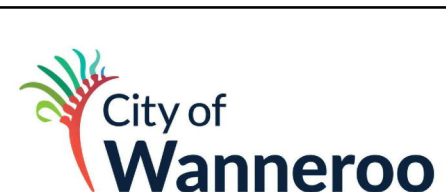
Director Planning & Sustainability

26 October 2023  
Date

Local Development Plan Expiry Date: 26 October 2033

## LOCAL DEVELOPMENT PLAN No. 18

EGLINTON



**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	
<p align="center"><b>A</b> Quiet House A</p>	<b>Facing</b>	<p><b>Bedroom and Indoor Living and work areas to <math>R_w + C_{tr}</math> 45dB</b></p> <p><b>Stud Frame Walls</b></p> <ul style="list-style-type: none"> <li>➤ One row of 92mm studs at 60mm centres with:</li> <li>➤ Resilient steel channels fixed to the outside of the studs; and</li> <li>➤ 9.5mm hardboard or 9mm fibre cement weatherboards or one layer of 19mm board cladding fixed to the outside of the channels; and</li> <li>➤ 75mm glass wool (11kg/m<sup>3</sup>) or 75mm polyester (14kg/m<sup>3</sup>) insulation, positioned between the studs; and</li> <li>➤ -Two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs.</li> </ul> <p><b>Brick Walls</b></p>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <math>R_w+C_{tr}</math> <b>28dB</b> rated door and frame including seals and 6mm glass</li> </ul> <p><b>Indoor Living and work areas:</b></p> <ul style="list-style-type: none"> <li>➤ 35mm solid core timber hinged door and frame system certified to <math>R_w</math> <b>28dB</b> including seals: <b>OR</b></li> <li>➤ Glazed sliding door with 10 mm glass and weather seals</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ 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 (<math>R_w+C_{tr}</math> <b>28 dB</b>). Sealed awning or casement windows may use 6 mm glazing instead: <b>OR</b></li> <li>➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (<math>R_w+C_{tr}</math> <b>31dB</b>).</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<math>R_w+C_{tr}</math> <b>25dB</b>): <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<math>R_w+C_{tr}</math> <b>28 dB</b> : <b>OR</b></li> <li>➤ Up to 80% floor area: As per Bedrooms at up to 60% area (<math>R_w+C_{tr}</math> <b>31 dB</b>).</li> </ul>	<p><b>To <math>R_w+C_{tr}</math> 35dB</b></p> <ul style="list-style-type: none"> <li>➤ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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 <b>2 metres</b> height above ground level</li> </ul>	<ul style="list-style-type: none"> <li>➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of <b>Rw 40dB</b> into sensitive spaces</li> <li>➤ Evaporative systems require attenuated ceiling air vents to allow closed windows</li> <li>➤ Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements</li> <li>➤ 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</li> </ul>
	<b>Side On</b>	<ul style="list-style-type: none"> <li>➤ Single leaf of 150mm brick masonry with 13mm cement render on each face: <b>OR</b></li> <li>➤ Double brick: two leaves of 90 mm clay brick masonry with a 20mm cavity between leaves.</li> </ul>	<p>As per "Facing" above, except <math>R_w+C_{tr}</math> values may be 3dB less, e.g. glazed sliding door with 10 mm glass and weather seals for bedrooms</p>	<p>As above, except <math>R_w+C_{tr}</math> values may be 3dB less, or max % area increased by 20%</p>			
	<b>Opposite</b>		No specific requirements	No specific requirements			

**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	
<b>B</b> Quiet House B	Facing	<p><b>Bedroom and indoor living and work areas to <math>R_w+C_{tr}</math> 50dB</b></p> <p><b>Single leaf of 90 mm clay brick masonry with:</b></p> <ul style="list-style-type: none"> <li>➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres;</li> <li>➤ A cavity of 25 mm between leaves;</li> <li>➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and</li> <li>➤ One layer of 10mm plasterboard fixed to the inside face</li> <li>➤ Single leaf of 220mm brick masonry with 13mm cement render on each face</li> <li>➤ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face</li> </ul>	<p><b>Bedrooms</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <math>R_w+C_{tr}</math> 31dB rated door and frame including seals and 10mm glass</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ 35mm solid core timber hinged door and frame system certified to <math>R_w</math> 28dB including seals: <b>OR</b></li> <li>➤ Glazed sliding door with 10 mm glass and weather seals</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ 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 (<math>R_w+C_{tr}</math> 31dB).</li> <li>➤ Up to 60% floor area: as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (<math>R_w+C_{tr}</math> 34dB)</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area; Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<math>R_w+C_{tr}</math> 28dB). Sealed awning or casement windows may use 6mm glazing instead. : <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<math>R_w+C_{tr}</math> 31dB). : <b>OR</b></li> <li>➤ Up to 80% floor area: As per Bedrooms at up to 60% area (<math>R_w+C_{tr}</math> 34dB).</li> </ul>	<p><b>To <math>R_w+C_{tr}</math> 35dB</b></p> <ul style="list-style-type: none"> <li>➤ Concrete or terracotta tile sarking and at least 10mm plasterboard ceiling, R3.0+ insulation</li> <li><b>OR</b></li> <li>➤ Metal sheet roof, sarking and at least 10mm plasterboard ceiling, R3.0+ insulation</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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 <b>2.4 metres</b> height above ground level</li> </ul>	<ul style="list-style-type: none"> <li>➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of <math>R_w</math> 40dB into sensitive spaces</li> <li>➤ Evaporative systems require attenuated ceiling air vents to allow closed windows</li> <li>➤ Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements</li> <li>➤ 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</li> </ul>
	Side-On	<p><b>Double brick: two leaves of 90mm clay brick masonry with:</b></p> <ul style="list-style-type: none"> <li>➤ A 50mm cavity between leaves</li> <li>➤ 50mm glass wool or polyester cavity insulation (R2.0+)</li> <li>➤ Resilient ties where required to connect leaves</li> </ul> <p><b>Double brick: two leaves of 110mm clay brick masonry with</b></p> <ul style="list-style-type: none"> <li>➤ 50mm cavity between leaves and R2.0+ cavity insulation</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <math>R_w+C_{tr}</math> 28dB rated door and frame including seals and 6mm glass</li> </ul> <p><b>Indoor Living and work areas:</b></p> <ul style="list-style-type: none"> <li>➤ 35mm solid core timber hinged door and frame system certified to <math>R_w</math> 28dB including seals: <b>OR</b></li> <li>➤ Glazed sliding door with 10 mm glass and weather seals</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ 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 (<math>R_w+C_{tr}</math> 28 dB). Sealed awning or casement windows may use 6 mm glazing instead. : <b>OR</b></li> <li>➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (<math>R_w+C_{tr}</math> 31dB).</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<math>R_w+C_{tr}</math> 25dB). : <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<math>R_w+C_{tr}</math> 28 dB) : <b>OR</b></li> <li>➤ Up to 80% floor area: As per Bedrooms at up to 60% area (<math>R_w+C_{tr}</math> 31 dB).</li> </ul>			
	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%				

**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					
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	Mechanical ventilation/air conditioning considerations
<b>C</b> Quiet House C	Facing	<p><b>Bedroom and indoor living and work areas to <math>R_w+C_{tr}</math> 50dB</b></p> <p><b>Single leaf of 90 mm clay brick masonry with:</b></p> <ul style="list-style-type: none"> <li>➤ A row of 70 mm x 35 mm timber studs or 64 mm steel studs at 600 mm centres;</li> <li>➤ A cavity of 25 mm between leaves;</li> <li>➤ 50 mm glass wool or polyester cavity insulation (R2.0+) insulation between studs; and</li> </ul>	<p><b>Bedrooms</b></p> <ul style="list-style-type: none"> <li>➤ External doors to bedrooms facing the corridor are not recommended.</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <b><math>R_w+C_{tr}</math> 31dB</b> rated door and frame including seals and 10mm glass: <b>OR</b></li> </ul> <p>40mm solid core timber frame and door (without glass or with glass inserts not less than 6mm), side hinged with certified <b><math>R_w</math> 32dB</b> acoustically rated door and frame system including seals</p>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ 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 (<b><math>R_w+C_{tr}</math> 31dB</b>): <b>OR</b></li> <li>➤ Up to 40% floor area; as per above but must be minimum 10mm single or 6mm-12mm-10mm double insulated glazing (<b><math>R_w+C_{tr}</math> 34dB</b>).</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<b><math>R_w+C_{tr}</math> 31dB</b>). Sealed awning or casement windows may use 6mm glazing instead: <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<b><math>R_w+C_{tr}</math> 34dB</b>)</li> </ul>	<p><b>To <math>R_w+C_{tr}</math> 40dB</b></p> <ul style="list-style-type: none"> <li>➤ To all bedrooms, 2 layers of 10mm plasterboard, or one layer 13mm high density sealed plasterboard (minimum surface density of 12.5 kg/m<sup>2</sup>), affixed using steel furring channels beneath ceiling rafters/supports: <b>and</b></li> <li>➤ R3.0+ insulation batts laid in cavity : <b>and</b></li> <li>➤ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibre insulation between steel sheeting and roof battens</li> </ul>	<ul style="list-style-type: none"> <li>➤ 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 <b>2.4 metres</b> height above ground level</li> </ul>	<ul style="list-style-type: none"> <li>➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of <b><math>R_w</math> 40dB</b> into sensitive spaces.</li> <li>➤ Evaporative systems require attenuated ceiling air cents to allow closed windows.</li> <li>➤ Refrigerant-based systems need to be designed to achieve National Construction Code fresh air ventilation requirements</li> <li>➤ 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.</li> </ul>
	Side-on	<ul style="list-style-type: none"> <li>➤ One layer of 10mm plasterboard fixed to the inside face</li> <li>➤ Single leaf of 220mm brick masonry with 13mm cement render on each face</li> <li>➤ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face</li> </ul> <p><b>Double brick: two leaves of 90mm clay brick masonry with:</b></p>	<p><b>Bedrooms</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <b><math>R_w+C_{tr}</math> 31dB</b> rated door and frame including seals and 10mm glass</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ 35mm solid core timber hinged door and frame system certified to <b><math>R_w</math> 28dB</b> including seals: <b>OR</b></li> <li>➤ Glazed sliding door with 10 mm glass and weather seals</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area: Sliding or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<b><math>R_w+C_{tr}</math> 31dB</b>). Sealed awning or casement windows may use 6mm glazing instead: <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<b><math>R_w+C_{tr}</math> 34dB</b>)</li> </ul>			
	Opposite	<ul style="list-style-type: none"> <li>➤ A 50mm cavity between leaves</li> <li>➤ 50mm glass wool or polyester cavity insulation (R2.0+)</li> <li>➤ Resilient ties where required to connect leaves</li> </ul> <p><b>Double brick: two leaves of 110mm clay brick masonry with</b></p> <ul style="list-style-type: none"> <li>➤ 50mm cavity between leaves and R2.0+ cavity insulation</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ Fully glazed hinged door with certified <b><math>R_w+C_{tr}</math> 28dB</b> rated door and frame including seals and 6mm glass</li> </ul> <p><b>Indoor Living and work areas:</b></p> <ul style="list-style-type: none"> <li>➤ 35mm solid core timber hinged door and frame system certified to <b><math>R_w</math> 28dB</b> including seals: <b>OR</b></li> <li>➤ Glazed sliding door with 10 mm glass and weather seals</li> </ul>	<p><b>Bedrooms:</b></p> <ul style="list-style-type: none"> <li>➤ 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 (<b><math>R_w+C_{tr}</math> 28 dB</b>). Sealed awning or casement windows may use 6 mm glazing instead: <b>OR</b></li> <li>➤ Up to 60% floor area: as per above but must be sealed awning or casement type windows (<b><math>R_w+C_{tr}</math> 31dB</b>).</li> </ul> <p><b>Indoor Living and work areas</b></p> <ul style="list-style-type: none"> <li>➤ Up to 40% floor area: Sliding, awning, casement or double hung with minimum 6mm single pane or 6mm-12mm-6mm double insulated glazing (<b><math>R_w+C_{tr}</math> 25dB</b>): <b>OR</b></li> <li>➤ Up to 60% floor area: As per Bedrooms at up to 40% area (<b><math>R_w+C_{tr}</math> 28 dB</b> : <b>OR</b></li> <li>➤ Up to 80% floor area: As per Bedrooms at up to 60% area (<b><math>R_w+C_{tr}</math> 31 dB</b>).</li> </ul>			

Note: The above treatments are a deemed to satisfy construction. Alternative designs are acceptable, provided they are certified by a suitable qualified acoustic consultant.