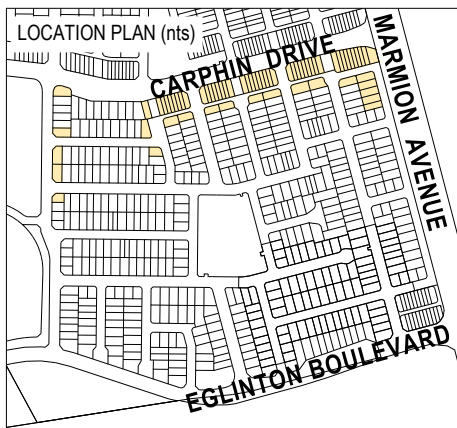
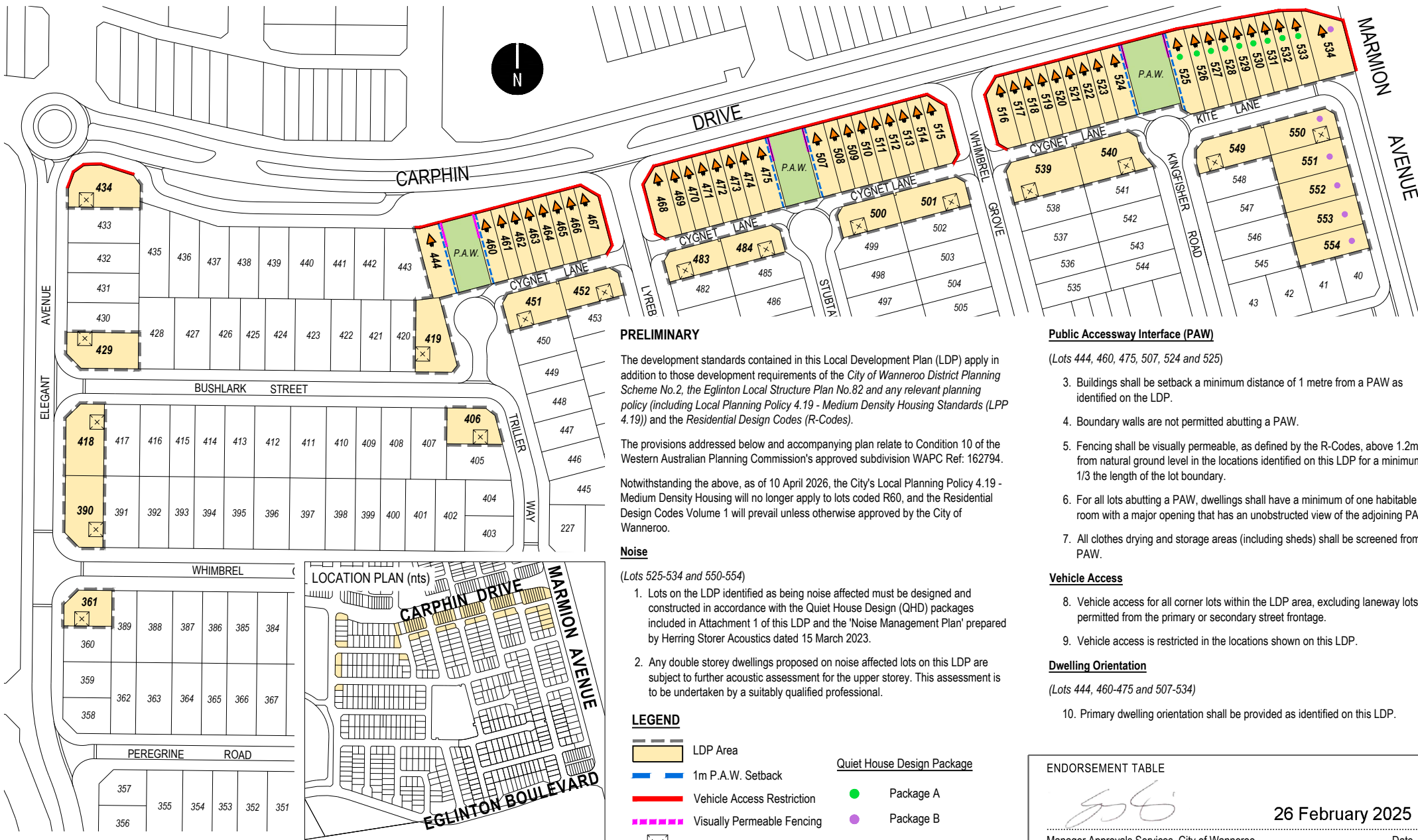


LOCAL DEVELOPMENT PLAN No.27 (WAPC 162794)



PRELIMINARY

The development standards contained in this Local Development Plan (LDP) apply in addition to those development requirements of the City of Wanneroo District Planning Scheme No.2, the Eglinton Local Structure Plan No.82 and any relevant planning policy (including Local Planning Policy 4.19 - Medium Density Housing Standards (LPP 4.19)) and the Residential Design Codes (R-Codes).

The provisions addressed below and accompanying plan relate to Condition 10 of the Western Australian Planning Commission's approved subdivision WAPC Ref: 162794.

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 coded R60, and the Residential Design Codes Volume 1 will prevail unless otherwise approved by the City of Wanneroo.

Noise

(Lots 525-534 and 550-554)

1. Lots on the LDP identified as being noise affected must be designed and constructed in accordance with the Quiet House Design (QHD) packages included in Attachment 1 of this LDP and the 'Noise Management Plan' prepared by Herring Storer Acoustics dated 15 March 2023.
2. Any double storey dwellings proposed on noise affected lots on this LDP are subject to further acoustic assessment for the upper storey. This assessment is to be undertaken by a suitably qualified professional.

LEGEND

- LDP Area
- 1m P.A.W. Setback
- Vehicle Access Restriction
- Visually Permeable Fencing
- X Preferred Garage Locations
- ▶ Primary Dwelling Orientation

Quiet House Design Package

- Package A
- Package B

Public Accessway Interface (PAW)

(Lots 444, 460, 475, 507, 524 and 525)

3. Buildings shall be setback a minimum distance of 1 metre from a PAW as identified on the LDP.
4. Boundary walls are not permitted abutting a PAW.
5. Fencing shall be visually permeable, as defined by the R-Codes, above 1.2m from natural ground level in the locations identified on this LDP for a minimum of 1/3 the length of the lot boundary.
6. For all lots abutting a PAW, dwellings shall have a minimum of one habitable room with a major opening that has an unobstructed view of the adjoining PAW.
7. All clothes drying and storage areas (including sheds) shall be screened from the PAW.

Vehicle Access

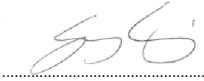
8. Vehicle access for all corner lots within the LDP area, excluding laneway lots, is permitted from the primary or secondary street frontage.
9. Vehicle access is restricted in the locations shown on this LDP.

Dwelling Orientation

(Lots 444, 460-475 and 507-534)

10. Primary dwelling orientation shall be provided as identified on this LDP.

ENDORSEMENT TABLE



26 February 2025

Manager Approvals Services, City of Wanneroo Date

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.

LOCAL DEVELOPMENT PLAN No.27 (WAPC 162794)

Attachment 1 - Quiet House Design Requirements

Provisions as per Herring Storer Acoustics Noise Management Plan (28889-3-19133-02) dated 15 March 2023.

Exposure Category	Orientation to corridor	Acoustic ratings					Mechanical ventilation/air conditioning considerations
		Walls	External doors	Windows	Roofs and ceilings of highest floors	Outdoor Living areas	
A Quiet House A	Facing	Bedroom and Indoor Living and work areas ➤ $R_w + C_{tr}$ 45dB	Bedrooms: ➤ $R_w + C_{tr}$ 28dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 25dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB	➤ $R_w + C_{tr}$ 35dB		➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces
	Side On		Bedrooms: ➤ $R_w + C_{tr}$ 25dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 22dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 22 dB			
	Opposite		No specific requirements	No specific requirements			
B Quiet House B	Facing	Bedroom and indoor living and work areas ➤ $R_w + C_{tr}$ 50dB	Bedrooms ➤ $R_w + C_{tr}$ 31dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 28dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 31 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB	➤ $R_w + C_{tr}$ 35dB	➤ 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	➤ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces
	Side-On		Bedrooms ➤ $R_w + C_{tr}$ 28dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 28dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 28 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB			
	Opposite		Bedrooms ➤ $R_w + C_{tr}$ 25dB Indoor Living and work areas: ➤ $R_w + C_{tr}$ 25dB	Bedrooms: Window size dependant ➤ Minimum $R_w + C_{tr}$ 25 dB Indoor Living and work areas Window size dependant ➤ Minimum $R_w + C_{tr}$ 22 dB			

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

ENDORSEMENT TABLE



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Date

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