
**Legend**

- LDP Boundary
- Residential lots the subject of this LDP
- Public Open Space
- Lots subject to Noise Attenuation (Clause 2)
- Developer Uniform Fencing
- Retaining walls on corner lots (by Developer)

## Local Development Plan Provisions

**Preliminary**

The provisions of the Residential Design Codes (R-Codes) and the City's Medium Density Housing Standard (R-MD) Local Planning Policy are varied as shown on this plan. The requirements of the R-Codes, R-MD and City of Wanneroo District Planning Scheme No. 2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve variation in the R-codes in accordance with the provisions of the LDP will not be required.

**Vehicle Access**

1. Vehicle access for all corner lots, are permitted from either the primary street or secondary street.

**Noise Attentuation**

2. The Quiet House Design (QHD) requirements as identified in the Transportation Noise Assessment - Stage 28 Jindowie Estate Yanchep (Lloyd George Acoustics, 18 February 2025) shall apply to the lots identified in this LDP as shown in LDP Sheets 2 - 4.

**Interface with Public Open Space**

3. The following provisions shall apply to Lot 140 which adjoins the public open space (POS):
   (a) Proposed dwelling shall incorporate at least one (1) major opening to habitable room(s) facing the POS.
   (b) Any visually permeable uniform fencing, retaining, stairwells and gates installed by the developer adjacent to the POS reserve shall not be modified without the prior approval of the City of Wanneroo.
   (c) No boundary walls for development are permitted along the common boundary between the lot and the POS, with a minimum setback of 1.0m to the POS boundary

**Approval**

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

Signature: Date:


Context Plan

# Local Development Plan No. 4

Lot 9038 Yanchep Beach Road, Yanchep - Sheet 1 of 4

jindowie

Date: 10 Sep 2025 Scale: 1:2500@ A3 1:1250 @ A1 File: **21-259 LDP4-1** Staff: GW JK Checked: JP

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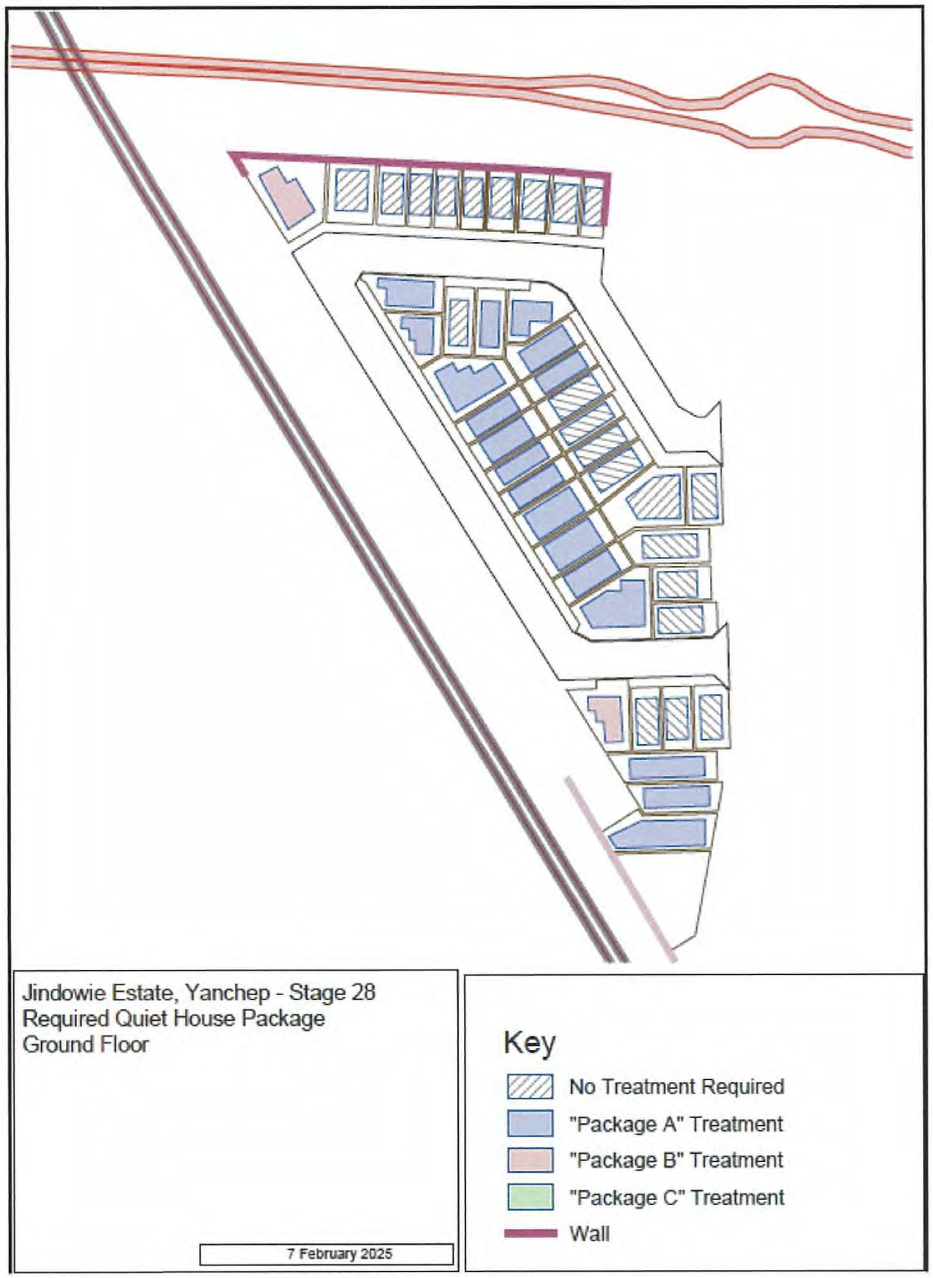


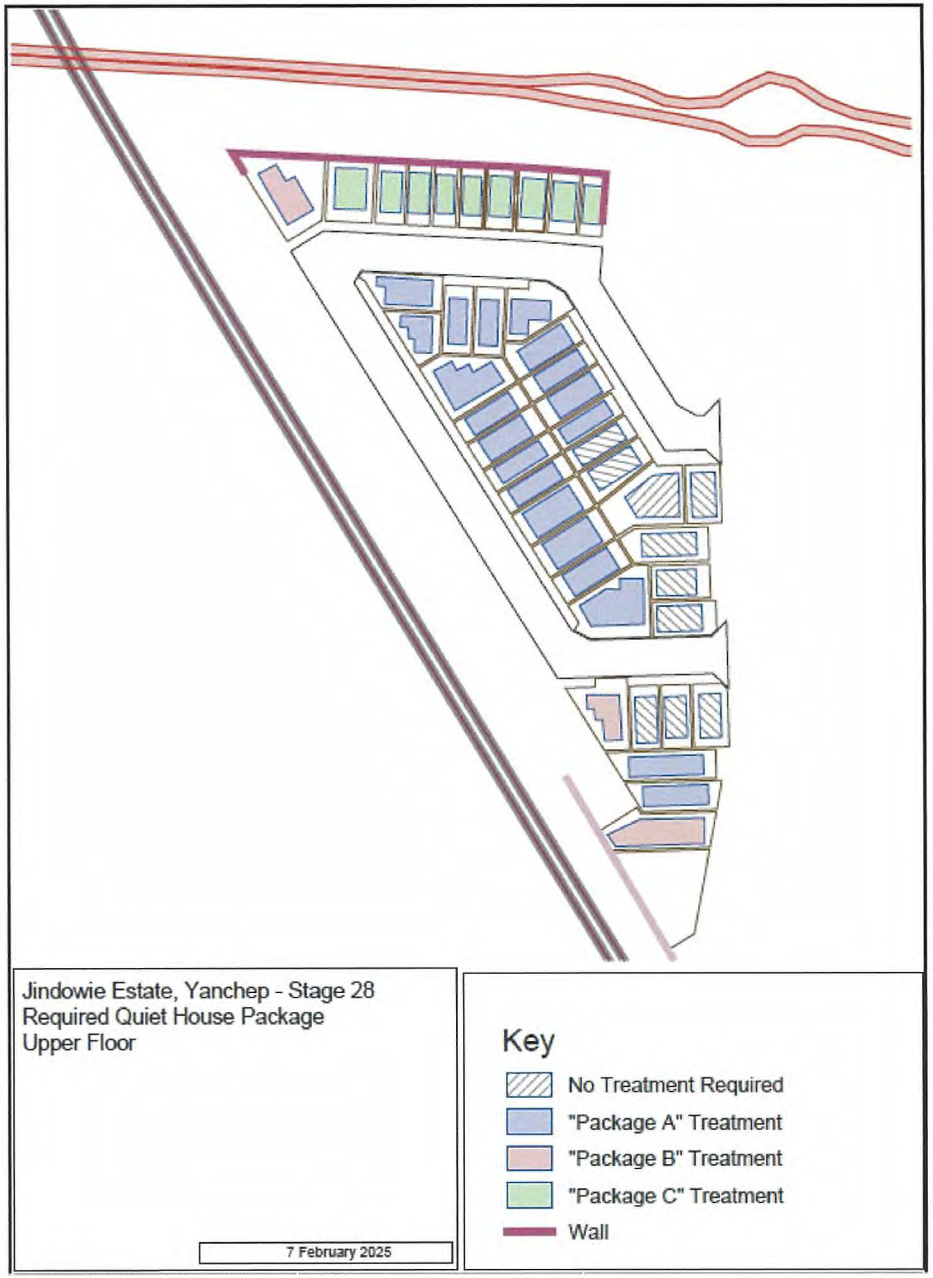


**Local Development Plan No. 4**

Lot 9038 Yanchep Beach Road, Yanchep - Sheet 2 of 4

jindowie

Date: 10 Sep 2025 Scale: NTS @ A3 NTS @ A1 File: **21-259 LDP4-2** Staff: GW JK Checked: JP

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## Quiet House Package A

**56-58 dB $L_{Aeq(Day)}$ & 51-53 dB $L_{Aeq(Night)}$**

| Element | Orientation | Room | |
|---|---|---|---|
| | | Bedroom | Indoor Living and Work Areas |
| External Glazing | Facing | • Up to 40% floor area ($R_w + C_{tr} \geq 28$):<br>– Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;<br>– Sealed awning or casement windows with minimum 6mm glass.<br>• Up to 60% floor area ($R_w + C_{tr} \geq 31$):<br>– Sealed awning or casement windows with minimum 6mm glass. | • Up to 40% floor area ($R_w + C_{tr} \geq 25$):<br>– Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;<br>• Up to 60% floor area ($R_w + C_{tr} \geq 28$);<br>• 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 $R_w + C_{tr} \geq 25$:<br>– 35mm Solid timber core hinged door and frame system certified to $R_w$ 28 including seals;<br>– 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 | • $R_w + C_{tr} \geq 45$:<br>– Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or<br>– Single leaf of 150mm brick masonry with 13mm cement render on each face; or<br>– One row of 92mm studs at 600mm centres with:<br>▪ Resilient steel channels fixed to the outside of the studs; and<br>▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;<br>▪ 75mm thick mineral wool insulation with a density of at least 11kg/m³; and<br>▪ 2 x 16mm fire-rated plasterboard to inside. | |
| Roofs and Ceilings | All | • $R_w + C_{tr} \geq 35$:<br>• 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 $L_{Aeq(Day)}$ & 54-57 dB $L_{Aeq(Night)}$**

| Element | Orientation | Room | |
|---|---|---|---|
| | | Bedroom | Indoor Living and Work Areas |
| External Glazing | Facing | • Up to 40% floor area ($R_w + C_{tr} \geq 31$):<br>– Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.<br>• Up to 60% floor area ($R_w + C_{tr} \geq 34$):<br>– Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. | • Up to 40% floor area ($R_w + C_{tr} \geq 28$):<br>– Sliding or double hung with 6mm-12mm-10mm double insulated glazing;<br>– Sealed awning or casement windows with minimum 6mm glass.<br>• Up to 60% floor area ($R_w + C_{tr} \geq 31$);<br>• 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 $R_w + C_{tr} \geq 28$:<br>– 40mm Solid timber core hinged door and frame system certified to $R_w$ 32 including seals;<br>– 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 | • $R_w + C_{tr} \geq 50$:<br>– 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.<br>– Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³).<br>– Single leaf of 220mm brick masonry with 13mm cement render on each face.<br>– 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.<br>– Single leaf of 90mm clay brick masonry with:<br>▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;<br>▪ A cavity of 25mm between leaves;<br>▪ 50mm glasswool or polyester insulation (11kg/m³) between studs; and<br>▪ One layer of 10mm plasterboard fixed to the inside face. | |
| Roofs and Ceilings | All | • $R_w + C_{tr} \geq 35$:<br>– 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. | |



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## Quiet House Package C

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

| Element | Orientation | Room | |
|---|---|---|---|
| | | Bedroom | Indoor Living and Work Areas |
| External Glazing | Facing | • Up to 20% floor area ($R_w + C_{tr} \geq 31$):<br>– Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.<br>• Up to 40% floor area ($R_w + C_{tr} \geq 34$):<br>– Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing. | • Up to 40% floor area ($R_w + C_{tr} \geq 31$):<br>– Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.<br>• Up to 60% floor area ($R_w + C_{tr} \geq 34$):<br>– 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 $R_w + C_{tr} \geq 30$:<br>– Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass;<br>– 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 | • $R_w + C_{tr} \geq 50$:<br>– Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Resilient ties used where required to connect leaves.<br>– Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³).<br>– Single leaf of 220mm brick masonry with 13mm cement render on each face.<br>– 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.<br>– Single leaf of 90mm clay brick masonry with:<br>▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;<br>▪ A cavity of 25mm between leaves;<br>▪ 50mm glasswool or polyester insulation (11kg/m³) between studs; and<br>▪ One layer of 10mm plasterboard fixed to the inside face. | |
| Roofs and Ceilings | All | • $R_w + C_{tr} \geq 40$:<br>– Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens;<br>– R3.0+ insulation batts above ceiling;<br>– 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. | |

### Mechanical Ventilation requirements

In implementing the acceptable treatment packages, fresh air requirements of the National Construction Co must be satisfied on the basis of windows closed. Whilst not the only solution, the most common is mechani ventilation / air-conditioning is installed with the following considerations:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of $R_w$ 40 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 ventilati requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to buildi sides facing away from the corridor where practicable.

### Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transp corridors and help with managing expectations.

The Notification is to state as follows:

*This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and r transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volur of traffic.*



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