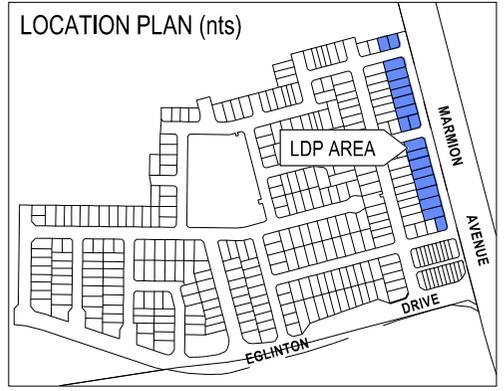
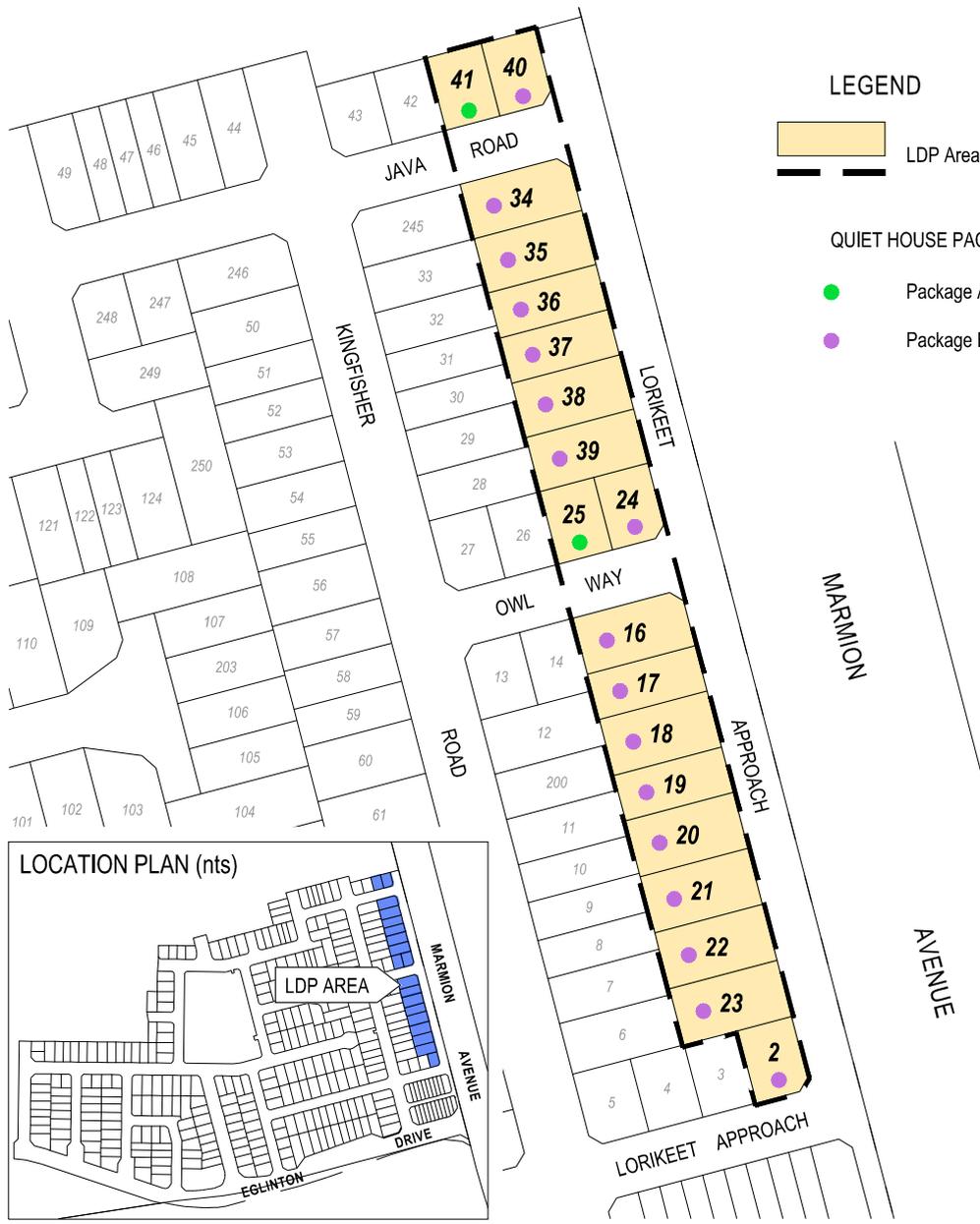


LOCAL DEVELOPMENT PLAN No.25



PRELIMINARY

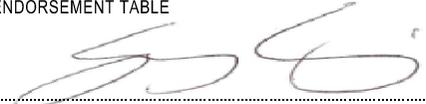
The development standards contained in this Local Development Plan (LDP) apply in addition to those development requirements of the City of Wanneroo District Planning Scheme No.2, the Eglinton Local Structure Plan No.82 and any relevant planning policy (including Local Planning Policy 4.19 - Medium Density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

Notwithstanding the above, as at 1 September 2025, the City's LPP 4.19 will no longer apply and the R-Codes Vol.1 2023 will prevail unless otherwise approved by the City of Wanneroo.

NOISE (Lots 2, 16-25, 34-41)

1. Buildings on the LDP identified as being noise affected (QHD) must be designed and constructed in accordance with the Attachment 1 of this LDP and the 'Noise Management Plan' prepared by Herring Storer Acoustics dated 13 March 2023.
2. Any "affected" dwellings to be proposed as double storey will require an acoustic assessment on the upper storey. Such an assessment is to be undertaken by a suitably qualified acoustical consultant.

ENDORSEMENT TABLE



Manager Approvals Services, City of Wanneroo

2 May 2023
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.25

Attachment 1 - Quiet House Design Requirements

Provisions as per Herring Storer Acoustics Noise Management Plan (28889-1-19133-002) dated 13 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 | ➤ 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 2 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: ➤ $R_w + C_{tr}$ 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



 Manager Approvals Services, City of Wanneroo

2 May 2023

 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.