



Local Development Plan Provisions

Preliminary
The provisions of the City of Wanneroo's District Planning Scheme No. 2, Local Structure Plan No. 21B, and the Residential Design Codes 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.

General Provisions
1. This LDP operates in conjunction with the R-Codes by applying additional controls, or by varying 'Deemed-to-Comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-Comply' and neighbour consultation with respect to those items is not required.

Designated Garage Locations
2. Garages shall be located in the designated garage locations shown on this LDP.

Dwelling Orientation
3. Dwellings on the relevant corner lots shall be orientated towards the primary street as indicated by this LDP.

Quiet House Design and Noise Measures
4. For the relevant lots affected by Quiet House Design (QHD) requirements, dwellings are to be constructed with the relevant 'Quiet House Design Package' or in compliance with specialist advice as specified on this LDP.

Quiet House Design Requirements

Upper Floor - Package A	Upper Floor - Package B	Upper Floor - Package C
Ground Floor - Standard Build	Ground Floor - Package A	Ground Floor - Package B
Upper Floor - Package B	Upper Floor - Specialist Advice	Upper Floor - Specialist Advice
Ground Floor - Standard Build	Ground Floor - Package B	Ground Floor - Package C
Upper Floor - Package B		
Ground Floor - Package B		

Open Space
5. A minimum 45% open space requirement shall apply to the lots.

APPROVAL
This Local Development Plan has been approved by the City of Wanneroo, pursuant to Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

N. de Vecchis 20 August 2026
MANAGER APPROVAL SERVICES DATE

LOCAL DEVELOPMENT PLAN EXPIRY DATE: 20 August 2036



Scale 1:1500 A3 @



PROVISIONS IN ACCORDANCE WITH LLOYD GEORGE ACOUSTICS TRANSPORTATION NOISE ASSESSMENT, DATED JUNE 2026

PINELAKE ESTATE BANKSIA

Quiet House Package A – 56-58 dB LAeq(Day) & 51-53 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	- Up to 40% floor area (Rw + Ctr ≥ 28): - Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; - Sealed awning or casement windows with minimum 6mm glass. - Up to 60% floor area (Rw + Ctr ≥ 31): - Sealed awning or casement windows with minimum 6mm glass.	- Up to 40% floor area (Rw + Ctr ≥ 25): - Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; - Up to 60% floor area (Rw + Ctr ≥ 28); - Up to 80% floor area (Rw + Ctr ≥ 31).
	Side On	As above, except Rw + Ctr 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 Rw + Ctr ≥ 28 rated door and frame including seals and 6mm glass.	- Doors to achieve Rw + Ctr ≥ 25: 35mm Solid timber core hinged door and frame system certified to Rw 28 including seals; - Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except Rw + Ctr values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	- Rw + Ctr ≥ 45: - Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or - Single leaf of 150mm brick masonry with 13mm cement render on each face; or - One row of 92mm studs at 600mm centres with: - Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceiling	All	- Rw + Ctr ≥ 35: - 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.	

Quiet House Package B – 59-62 dB LAeq(Day) & 54-57 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	- Up to 40% floor area (Rw + Ctr ≥ 31): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area (Rw + Ctr ≥ 34): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area (Rw + Ctr ≥ 28): - Sliding or double hung with 6mm-12mm-10mm double insulated glazing; - Sealed awning or casement windows with minimum 6mm glass. - Up to 60% floor area (Rw + Ctr ≥ 31); - Up to 80% floor area (Rw + Ctr ≥ 34).
	Side On	As above, except Rw + Ctr values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except Rw + Ctr values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	Fully glazed hinged door with certified Rw + Ctr ≥ 31 rated door and frame including seals and 10mm glass.	- Doors to achieve Rw + Ctr ≥ 28: 40mm Solid timber core hinged door and frame system certified to Rw 32 including seals; - Fully glazed hinged door with certified Rw + Ctr ≥ 28 rated door and frame including seals and 6mm glass.
	Side On	As above, except Rw + Ctr values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except Rw + Ctr values may be 6 dB less or max % area increased by 20%.	
External Walls	All	- Rw + Ctr ≥ 50: - 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. - Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). - Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. - Single leaf of 90mm clay brick masonry with: - A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; - A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and - One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceiling	All	- Rw + Ctr ≥ 35: - 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 LAeq(Day) & 58-61 dB LAeq(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	- Up to 20% floor area ($R_w + C_{tr} \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 40% floor area ($R_w + C_{tr} \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area ($R_w + C_{tr} \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area ($R_w + C_{tr} \geq 34$): - 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 $R_w + C_{tr} \geq 30$: - Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; 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	$R_w + C_{tr} \geq 50$: - 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. - Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). - Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. - Single leaf of 90mm clay brick masonry with: - A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; - A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and - One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceiling	All	$R_w + C_{tr} \geq 40$: -Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; - R3.0+ insulation batts above ceiling; 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 Code must be satisfied on the basis of windows closed. Whilst not the only solution, the most common is mechanical 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 dB 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 ventilation requirements;
- 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.

Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport 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 rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.