



- Legend**
- LDP Boundary
  - Existing Cadastre
  - Indicative Residential Built Form
  - Indicative Residential Parking and Access
  - Indicative Commercial Built Form
  - Indicative Commercial Parking and Access
  - Primary Building Orientation
  - Orientation for Multiple Tenancies
  - Indicative Colonnade / Awning (Shop Front)
  - Indicative Pedestrian Activated Space (i.e. Alfresco Shaded Seating Area) (Clause 16)
  - Building to address Yanchep Beach Road (Clauses 4 & 5)
  - Vehicular Access
  - Noise Wall
  - Indicative Landscaping
  - Developer Uniform Fencing
  - Indicative Pedestrian Connections
  - No Vehicular Access
  - Lot 961 Subject to Noise Attenuation (Clause 17)

**Local Development Plan Provisions**

The provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2), 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 DPS 2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required.

**Built Form**

1. The primary orientation for the development shall address streets and internal areas as shown in this LDP through:
  - appropriate building articulation
  - buildings must present their main entrance as shown in the LDP primary orientation or be clearly defined and visible from the public realm
  - variation in materials/colours/textures; and
  - provision of windows with clear glazing.
2. Where multiple tenancies cannot comply with the primary orientation, alternative orientation for tenancies may be permitted to address and overlook internal parking areas.
3. Delivery, storage and loading areas are to be located and screened to minimise the visual impact from public streets.
4. Street elevations shall be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour.
5. Blank walls visible from public streets shall be treated through the use of architectural features, materials/painting/textures to provide variation and interest to the built form.

6. The maximum building height shall be the equivalent of two storey development.
7. A colonnade/awning is to form part of the built form as shown in this LDP to provide cover for pedestrians and to reinforce built form interface with abutting pedestrian activated area.

**Landscaping (Lot 960 only)**

8. A minimum 1.2m landscaping strip is to be provided abutting public streets generally in the location shown in the LDP.
9. A minimum of 8% of the site area should be provided as landscaping. This may include areas provided shade trees and landscaping in car parking areas.
10. Shade trees for car parking areas shall be provided at a minimum rate of 1 tree per 4 car bays. Shade sails are permissible within parking areas.

**Pedestrian Access**

11. Pedestrian connections with the external pedestrian network to be provided as indicatively shown to enable good connection to the development.

**Vehicle Access and Parking**

12. Vehicular site access is to be provided as shown in this LDP, with access to be avoided from Taplin Street and Yanchep Beach Road.
13. Parking to be located behind or at the side of building(s). The building and parking/access layout depicted in this LDP is indicative only to show built form objectives for the centre as provided for in the LDP provisions.

**Servicing and Waste Management**

14. Waste/storage area(s) to be located behind the built form and shall be screened from public roads and adjacent residences to enhance amenity.

15. Service vehicles/loading area(s) to be located behind or at the side of the built form and landscaping provided for screening to enhance development amenity.

**Pedestrian Activated Spaces (Lot 960 only)**

16. Pedestrian activated spaces in front of the buildings are to be provided generally in the locations shown in this LDP. The purpose of the pedestrian activated spaces is to provide opportunity for alfresco seating and places for rest.

**Noise Attenuation (Lot 961 only)**

17. The Quiet House Design (QHD) requirements as identified in the Transportation Noise Assessment - Jindowie Estate Yanchep Lot 9043 Yanchep Beach Road (Lloyd George Acoustics, 7 July 2021) shall apply to residential development in Lot 961, with dwelling design requirements as shown in LDP Sheets 2 - 3 and as follows:

Lots	Quiet House Design Package	
	Ground Floor	Upper Floor
961	A	C

Manager, Approval Services: \_\_\_\_\_ Date: \_\_\_\_\_  
 City of Wanneroo

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.



**Local Development Plan No. 5  
Jindowie Estate Local Centre**

(WAPC 161117) Lots 960 and 961 Yanchep Beach Road  
Sheet 1 of 3



## Quiet House Package A

56-58 dB L<sub>Aeq</sub>(Day) & 51-53 dB L<sub>Aeq</sub>(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>):                             <ul style="list-style-type: none"> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 25</math>):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 28</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 31</math>).</li> </ul>
	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	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 25</math>:                             <ul style="list-style-type: none"> <li>35mm Solid timber core hinged door and frame system certified to <math>R_w</math> 28 including seals;</li> <li>Glazed sliding door with 10mm glass and weather seals.</li> </ul> </li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 45</math>:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or</li> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face; or</li> <li>One row of 92mm studs at 600mm centres with:                                     <ul style="list-style-type: none"> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;</li> <li>75mm thick mineral wool insulation with a density of at least 11kg/m<sup>3</sup>; and</li> <li>2 x 16mm fire-rated plasterboard to inside.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>;</li> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul>	
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<sub>Aeq</sub>(Day) & 54-57 dB L<sub>Aeq</sub>(Night)

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 31</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 34</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):                             <ul style="list-style-type: none"> <li>Sliding or double hung with 6mm-12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 34</math>).</li> </ul>
	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	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 31</math> rated door and frame including seals and 10mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 28</math>:                             <ul style="list-style-type: none"> <li>40mm Solid timber core hinged door and frame system certified to <math>R_w</math> 32 including seals;</li> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 50</math>:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m<sup>3</sup>). Resilient ties used where required to connect leaves.</li> <li>Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m<sup>3</sup>).</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> <li>Single leaf of 90mm clay brick masonry with:                                     <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glasswool or polyester insulation (11kg/m<sup>3</sup>) between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>:                             <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.</li> </ul> </li> </ul>	
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.		

## Local Development Plan No. 5 Jindowie Estate Local Centre

(WAPC 161117) Lots 960 and 961 Yanchep Beach Road

Sheet 2 of 3

jindowie

Date: 3 Dec 2025 Scale: 1:750@ A3 NTS @ A1 File: 21-259 LDP-4 Staff: JP GW Checked: JP



element.

Level 18, 191 St Georges Terrace, Perth Western Australia 6000.  
PO Box 7375 Cloisters Square, Perth Western Australia 6850.  
T. +61 8 9289 8300 | E. hello@elementwa.com.au elementwa.com.au

## Quiet House Package C

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

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Glazing	Facing	<ul style="list-style-type: none"> <li>Up to 20% floor area (<math>R_w + C_{tr} \geq 31</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 34</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 31</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 34</math>):                             <ul style="list-style-type: none"> <li>Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li>Not recommended.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 30</math>:                             <ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 31</math> rated door and frame including seals and 10mm glass;</li> <li>40mm Solid timber core side hinged door, frame and seal system certified to <math>R_w 32</math> including seals. Any glass inserts to be minimum 6mm.</li> </ul> </li> </ul>
	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	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 50</math>:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (<math>24\text{kg/m}^3</math>). Resilient ties used where required to connect leaves.</li> <li>Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (<math>24\text{kg/m}^3</math>).</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> <li>Single leaf of 90mm clay brick masonry with:                                     <ul style="list-style-type: none"> <li>A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres;</li> <li>A cavity of 25mm between leaves;</li> <li>50mm glasswool or polyester insulation (<math>11\text{kg/m}^3</math>) between studs; and</li> <li>One layer of 10mm plasterboard fixed to the inside face.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 40</math>:                             <ul style="list-style-type: none"> <li>Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens;</li> <li>R3.0+ insulation batts above ceiling;</li> <li>2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.</li> </ul> </li> </ul>	
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  $R_w 40$  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.*