



LEDGEND.

- Subject Area
- Designated Garage Location
- Primary Frontage
- Public Open Space
- QUIET HOUSE DESIGN
- Upper Floor-Package B  
Ground Floor-Package A
- Upper Floor-Package A
- RESIDENTIAL R20
- RESIDENTIAL R30
- RESIDENTIAL R40
- RESIDENTIAL R60



LOCATION PLAN.  
GOOGLE MAPS

Local Development Plan Provisions

Preliminary

The provisions of the City of Kwinana Local Planning Scheme No. 2 and Residential Design Codes (R-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 constitute 'Deemed-to-Comply' requirements pursuant to the R-Codes, and do not require consultation with the adjoining landowners.

Density codes in this LDP are indicative only, The density code for each lot in this LDP is as per the approved Anketell South Local Structure Plan.

General Provisions

1. Garages / Vehicle Access:

- Garages/carports for corner lots are to be located as designated on this LDP.
- Vehicle access may be provided from the primary street frontage of corner lots 801, 826, 827, 849 and 850 subject to the design of secondary street fencing (where proposed) in accordance with the requirements in provision 2 of this LDP.

2. Street Fences

- Secondary street fencing for lots 801, 826, 827, 849 and 850 must be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a major opening addressing the street.

3. Noise Management:

- For lots affected by Quiet House design (QHD) requirements, dwellings are to be constructed with the quiet house design packages (A/B) as specified in this LDP, including at least one outdoor living area screened from the transport noise source by the dwelling and/or a minimum 2 metre high solid fence.
- Alternatives to the quiet house design requirements may be approved by the City where it can be demonstrated that proposed development will be provided within the acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a Noise Assessment undertaken by a suitable qualified professional in accordance with State Planning Policy 5.4 - Road and Rail Noise Guidelines.

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

DA11300	01/08/2025
Delegated Authority	Approval Date
City of Kwinana	01/08/2030
	Expiry Date



# APPENDIX 1 – QUIET HOUSE DESIGN

## 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	<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 28</math> 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>	

Transport Noise Assessment.

Lloyd George Acoustics.

Rev: 0 07/11/2024

## 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	<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 32</math> 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>	