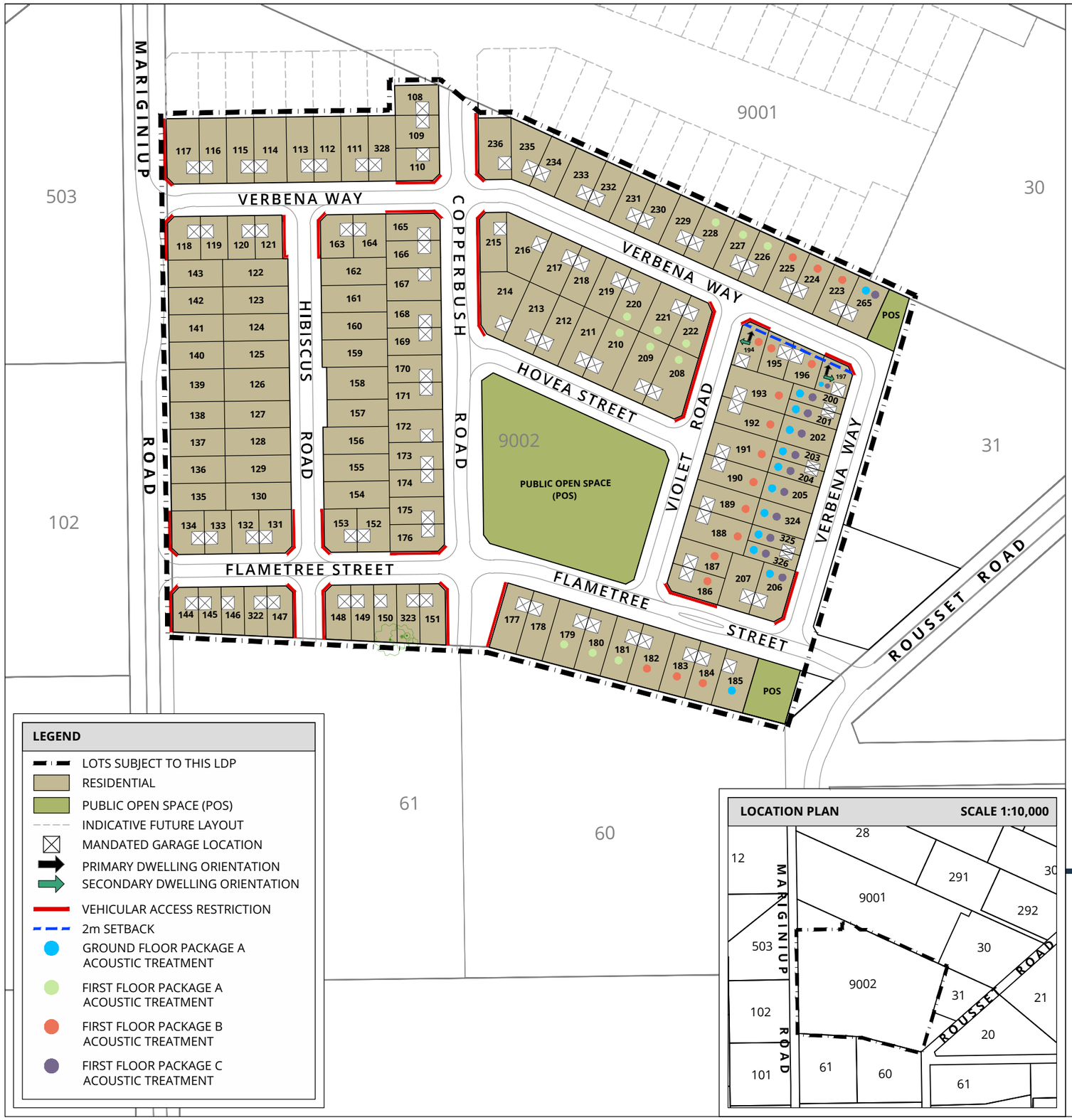

LEGEND

- LOTS SUBJECT TO THIS LDP
- RESIDENTIAL
- PUBLIC OPEN SPACE (POS)
- INDICATIVE FUTURE LAYOUT
- MANDATED GARAGE LOCATION
- PRIMARY DWELLING ORIENTATION
- SECONDARY DWELLING ORIENTATION
- VEHICULAR ACCESS RESTRICTION
- 2m SETBACK
- GROUND FLOOR PACKAGE A ACOUSTIC TREATMENT
- FIRST FLOOR PACKAGE A ACOUSTIC TREATMENT
- FIRST FLOOR PACKAGE B ACOUSTIC TREATMENT
- FIRST FLOOR PACKAGE C ACOUSTIC TREATMENT

LOCATION PLAN SCALE 1:10,000

LOCAL DEVELOPMENT PLAN PROVISIONS

Preliminary

The provisions of the City of Wanneroo's District Planning Scheme No. 2, Precinct 7 Lake Mariginiup Local Structure Plan, Residential Design Codes and Local Planning Policy 4.19 Medium Density Housing Standards (R-MDs) 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 Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'subject site boundary'.
2. The density code identified for each lot is as per the approved R-Code Plan.

Setbacks

3. Where shown on this LDP, dwellings and garages are permitted to be setback a minimum of 2 metres from the primary street.
4. Where a lot boundary abuts a public open space reserve, boundary walls are not permitted. Dwellings shall be setback a minimum of 1 metre from the adjoining public open space.

Public Open Space Lots

5. For Lots 185 and 265, dwellings shall have a minimum of one ground floor and one upper floor (if applicable) habitable room with a major opening that has a clear view of the public open space.
6. For Lots 185 and 265, all clothes drying areas shall be screened from view from the public open space.

Vehicular Access

7. Where shown on this LDP, vehicular access/egress is not permitted.
8. Where mandated, garages are to be located as designated on this LDP.
9. For Lots 144-151, 322 and 323 a double garage is permitted to a maximum width of 6 metres as viewed from the street subject to:
   a. The garage being setback a minimum of 0.5 metres behind the building alignment; and
   b. The vehicular crossover being no wider than 4.5 metres where it meets the street.

Noise Management

10. Dwellings on lots identified with an *'Acoustic Treatment'* are to be constructed in accordance with the relevant requirements as outlined in the approved acoustic assessment (July 2025), provided in Appendix 1 overleaf.
11. Alternative construction methods to those outlined in Appendix 1 may be acceptable if supported by a report undertaken by a suitably qualified acoustic consultant and approved by the City of Wanneroo as part of a development application.

APPROVAL

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

N.deVecchis

CITY OF WANNEROO
MANAGER APPROVAL SERVICES

8 June 2026

DATE

LOCAL DEVELOPMENT PLAN EXPIRY DATE: 8 June 2036

LOCAL DEVELOPMENT PLAN NO.1 - BOTANIA PARK (STAGE 1 & 2)

(WAPC SUBDIVISION APPROVAL REF: 201229)

LOT 9002 ROUSSET ROAD, MARIGINIUP

N

0 50 m

SCALE @ A3: 1:2000

City of Wanneroo

0 60 m

SCALE @ A4: 1:2500

RESIDENTIAL DENSITY CODE PLAN

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 Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – 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 ($R_w + C_{tr} \geq 31$): – Sealed awning or casement windows with minimum 6mm glass.	• Up to 40% floor area ($R_w + C_{tr} \geq 25$): – Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; • Up to 60% floor area ($R_w + C_{tr} \geq 28$); • 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 $R_w + C_{tr} \geq 25$: – 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; – 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	• $R_w + C_{tr} \geq 45$: – 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/m^3; and ▪ 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: • Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	

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 Windows	Facing	• 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.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): – 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 ($R_w + C_{tr} \geq 31$); • 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 $R_w + C_{tr} \geq 28$: – 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; – 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	• $R_w + C_{tr} \geq 50$: – 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 Ceilings	All	• $R_w + C_{tr} \geq 35$: – Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	

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 Windows	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 Ceilings	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.	