



### LEGEND

- Lot Subject to this LDP
- Residential (R25)
- Residential (R30)
- Public Open Space
- Visually Permeable Fence
- 2.2m High Noise Wall
- 3m Primary Setbacks
- Package A Quiet House Design and Notification on Title
- Package B Quiet House Design and Notification on Title
- Notification on Title (Noise)

### APPLICATION OF LOCAL DEVELOPMENT PLAN

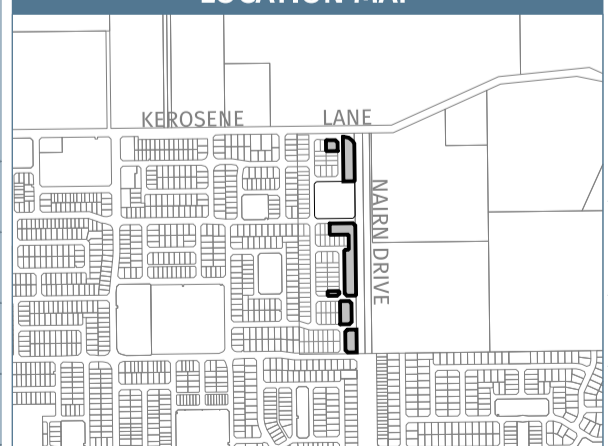
1. Unless otherwise varied by this LDP, the provisions of the City of Rockingham Local Planning Scheme No. 2, the Residential Design Codes (R-Codes), and any other development control provisions prescribed under an approved Local Structure Plan apply.
  2. All lots within this LDP are subject to the City of Rockingham Planning Policy 3.2.22 Medium Density Single House Development Standards (R-MD Codes), except where varied by this LDP.
- Primary Street Setback - R25 Lots**
3. The primary street setback for dwellings on lots coded R25 may be reduced to a minimum of 3.0 metres.
- Fencing**
4. Fencing on the southern boundary of Lot 28 shall be uniform and permeable above 1.2 metres in height to allow for passive surveillance of the adjoining POS.
- Noise**
5. For lots subject to Quiet House Design Requirements, refer to the Acoustic Assessment prepared by Herring Storer Acoustics (Ref: 20674-2-16160). The following development controls are applicable:
    - Package A applies to Lots: 20-28, 63-68, 94-102, & 133-136.
    - Package B applies to Lots: 108-111.
    - Lots 8-9 and 86 are subject to a Notification on Title advising of the potential for noise impacts from the nearby major road.
  6. Specific acoustic assessment of any double storey dwelling on a noise affect lot must be undertaken by a suitably qualified acoustic consultant (being a member firm of the Association of Australian Acoustical Engineers) and submitted with the Building Permit application.

### APPROVAL

The Local Development Plan has been approved by the City of Rockingham under Schedule 2, Clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015.

9 March 2026  
 Signature Date

### LOCATION MAP



# LOCAL DEVELOPMENT PLAN

Lots 800-802 (No. 174) Kerosene Lane,  
BALDIVIS

Date   04/02/26	 N
Drawn   TJ	
Checked   LK	
Base Data   Pre-cal	
Projection   MGA94 Z50	
Plan No.   24380-03	Rev.   C
Scale: 1:2000 @A3 	

## Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

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Area	Orientation to road or rail corridor	Package A	Package B
		L <sub>Aeq,Day</sub> up to 60dB L <sub>Aeq,Night</sub> up to 55dB	L <sub>Aeq,Day</sub> up to 63dB L <sub>Aeq,Night</sub> up to 58dB
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Walls to R<sub>w</sub>+C<sub>tr</sub> 45dB</li> <li>Windows and external door systems: Minimum R<sub>w</sub>+C<sub>tr</sub> 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R<sub>w</sub>+C<sub>tr</sub> 31dB: 60%] [if R<sub>w</sub>+C<sub>tr</sub> 34dB: 80%]</li> <li>Roof and ceiling to R<sub>w</sub>+C<sub>tr</sub> 35dB (1 layer 10mm plasterboard)</li> <li>Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Walls to R<sub>w</sub>+C<sub>tr</sub> 50dB</li> <li>Windows and external door systems: Minimum R<sub>w</sub>+C<sub>tr</sub> 31dB (Table 6.4), total glazing area up to 40% of room floor area. [if R<sub>w</sub>+C<sub>tr</sub> 34dB: 60%]</li> <li>Roof and ceiling to R<sub>w</sub>+C<sub>tr</sub> 35dB (1 layer 10mm plasterboard)</li> <li>Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines</li> </ul>
	Side-on		
	Opposite	<ul style="list-style-type: none"> <li>No requirements</li> </ul>	<ul style="list-style-type: none"> <li>As per Package A 'Side On'</li> </ul>
Indoor living and work Areas	Facing	<ul style="list-style-type: none"> <li>Walls to R<sub>w</sub>+C<sub>tr</sub> 45dB</li> <li>Windows and external door systems: Minimum R<sub>w</sub>+C<sub>tr</sub> 25dB (Table 6.4), total glazing area limited to 40% of room floor area. [if R<sub>w</sub>+C<sub>tr</sub> 28dB: 60%] [if R<sub>w</sub>+C<sub>tr</sub> 31dB: 80%]</li> <li>External doors other than glass doors to R<sub>w</sub>+C<sub>tr</sub> 26dB (Table 6.4)</li> <li>Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Walls to R<sub>w</sub>+C<sub>tr</sub> 50dB</li> <li>Windows and external door systems: Minimum R<sub>w</sub>+C<sub>tr</sub> 28dB (Table 6.4), total glazing area up to 40% of room floor area. [if R<sub>w</sub>+C<sub>tr</sub> 31dB: 60%] [if R<sub>w</sub>+C<sub>tr</sub> 34dB: 80%]</li> <li>External doors other than glass doors to R<sub>w</sub>+C<sub>tr</sub> 26dB (Table 6.4)</li> <li>Mechanical ventilation as per Section 6.3.1 of the Implementation Guidelines</li> </ul>
	Side-on		
	Opposite	<ul style="list-style-type: none"> <li>No requirements</li> </ul>	<ul style="list-style-type: none"> <li>As per Package A 'Side On'</li> </ul>
Other indoor areas	Any	<ul style="list-style-type: none"> <li>No requirements</li> </ul>	<ul style="list-style-type: none"> <li>No requirements</li> </ul>

Alternative constructions are acceptable, provided they are supported by a report prepared by a suitably qualified Acoustical Consultant.

**MINIMUM ACOUSTIC RATING OF SELECTED EXTERNAL BUILDING EXTERIOR WALLS**

Building Element	Type	$R_w + C_{tr}, dB$	Example Constructions
External wall	Steel framed	45	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 9mm fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside of the channels; and</li> <li>• 75mm thick glass or mineral wool insulation with a density of 11kg/m<sup>3</sup> or</li> <li>• 75mm thick polyester insulation with a density of 14kg/m<sup>3</sup>, positioned between the studs; and</li> <li>• two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs.</li> </ul>
			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>• one layer of 19mm board cladding fixed to the outside of the channels; and</li> <li>• 6mm fibre cement sheets fixed to the inside of the channels; and</li> <li>• 75mm thick glass or mineral wool insulation with a density of 11 kg/m<sup>3</sup> or</li> <li>• 75mm thick polyester insulation with a density of 14 kg/m<sup>3</sup>, positioned between the studs; and</li> <li>• two layers of 16mm fire-protective grade plasterboard fixed to the inside face of the studs.</li> </ul>
	Single leaf masonry, brick veneer	45	<ul style="list-style-type: none"> <li>• Single leaf of 150mm brick masonry with 13mm cement render on each face.</li> </ul>
		50	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; and</li> <li>• a cavity of 25mm between leaves; and</li> <li>• 75mm thick glass or mineral wool insulation with a density of 11kg/m<sup>3</sup> or 75mm thick polyester insulation with a density of 14kg/m<sup>3</sup> positioned between studs; and</li> <li>• one layer of 10mm plasterboard fixed to the inside face.</li> </ul>
			Single leaf of 220mm brick masonry with 13mm cement render on each face.
			150mm thick unlined concrete panel. 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face.
	Double brick	45	Two leaves of 90mm clay brick masonry with a 20mm cavity between leaves.
		50	Two leaves of 90mm clay brick masonry with – <ul style="list-style-type: none"> <li>• a 50mm cavity between leaves; and</li> <li>• 50mm thick glass wool insulation with a density of 11kg/m<sup>3</sup> or 50mm thick polyester insulation with a density of 14 kg/m<sup>3</sup> in the cavity; and</li> <li>• Where wall ties are required to connect leaves, the ties are of the resilient type.</li> </ul>
	Two leaves of 110mm clay brick masonry with – <ul style="list-style-type: none"> <li>• a 50mm cavity between leaves; and</li> <li>• 50mm thick glass wool insulation with a density of 11kg/m<sup>3</sup> or 50mm thick polyester insulation with a density of 14 kg/m<sup>3</sup> in the cavity.</li> </ul>		

**MINIMUM ACOUSTIC RATING OF GLAZED ELEMENTS**

<b>Building Element</b>	<b>Type</b>	<b>Airborne weighted sound reduction rating with traffic correction <math>R_w+C_{tr}</math>, dB</b>	<b>Building element Type Airborne weighted sound</b>
Window, uPVC, aluminium or timber frame	Sliding or double hung opening	23	<ul style="list-style-type: none"> <li>• 4mm monolithic glass</li> </ul>
		26	<ul style="list-style-type: none"> <li>• Single pane glazing to <math>R_w</math> 33dB</li> <li>• 6mm monolithic or laminated glass</li> <li>• 6mm toughened safety glass</li> <li>• '6-12-6' double insulated glass unit (IGU)</li> </ul>
		29	<ul style="list-style-type: none"> <li>• Single pane glazing to <math>R_w</math> 36dB</li> <li>• 10mm monolithic (aka float) glass</li> <li>• 10mm laminated or toughened safety glass</li> <li>• 6mm-12mm-10mm double insulating</li> </ul>
	Fixed sash, awning or casement type opening	26	<ul style="list-style-type: none"> <li>• 4mm monolithic glass</li> </ul>
		31	<ul style="list-style-type: none"> <li>• Single pane glazing to <math>R_w</math> 33dB</li> <li>• 6mm monolithic or laminated glass</li> <li>• 6mm toughened safety glass</li> <li>• '6-12-6' double insulated glass unit (IGU)</li> </ul>
		34	<ul style="list-style-type: none"> <li>• Single pane glazing to <math>R_w</math> 36dB</li> <li>• 10mm monolithic (a.k.a. float) glass</li> <li>• 10mm laminated or toughened safety glass</li> <li>• 6mm-12mm-10mm double insulated glass unit (IGU)</li> </ul>
Single external door, aluminium uPVC or timber frame	Fully glazed sliding door	24	<ul style="list-style-type: none"> <li>• 6mm monolithic or laminated</li> <li>• 5 or 6mm toughened safety glass</li> </ul>
		27	<ul style="list-style-type: none"> <li>• 10mm monolithic or laminated</li> <li>• 10mm toughened safety glass</li> </ul>
	Fully glazed hinged door	28	<ul style="list-style-type: none"> <li>• Certified <math>R_w</math> 31dB acoustically rated door and frame including seals</li> <li>• 6mm monolithic or laminated</li> <li>• 5 or 6mm toughened safety glass</li> </ul>
		31	<ul style="list-style-type: none"> <li>• Certified <math>R_w</math> 34dB acoustically rated door and frame including seals</li> <li>• 10mm monolithic or laminated</li> <li>• 10mm toughened safety glass</li> </ul>
	Solid core timber frame, side hinged	26	<ul style="list-style-type: none"> <li>• Certified <math>R_w</math> 28dB acoustically rated door and frame system including seals</li> <li>• 35mm solid core timber</li> </ul>
		30	<ul style="list-style-type: none"> <li>• Certified <math>R_w</math> 32dB acoustically rated door and frame system including seals</li> <li>• 40mm solid core timber without glass insert</li> <li>• 40mm solid core timber with not less than 6mm</li> </ul>