



## LOCAL DEVELOPMENT PLAN No. 7 MADORA BAY

### PROVISIONS

Unless provided for below, the provisions of the City of Mandurah Local Planning Scheme No 3, the Madora Bay East Outline Development Plan and the R-Codes apply.

### NOISE AFFECTED LOTS

Quiet House design requirements are applicable to all noise affected lots identified on this Local Development Plan. Detail of Quiet House design requirements (A & B) are included as Attachment 1.

Modifications to the Quiet House design requirements may be approved by the City where it can be demonstrated that proposed development will be provided an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.

### LEGEND

- LDP Boundary
- Mandatory garage location
- Preferred outdoor living area location
- Quiet House Design Required

### QUIET HOUSE DESIGN

- Upper Floor - Package A  
Ground Floor - Package A
- Upper Floor - Package B  
Ground Floor - Package B
- Upper Floor - Package B  
Ground Floor - Package A

### NOISE BARRIER

- 2.0m High Noise Barrier

### ENDORSEMENT TABLE

Manager Planning and Land Services  
City of Mandurah

Date

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 3.



## QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE ADJACENT TO MANDURAH ROAD

AREA TYPE	ORIENTATION	PACKAGE A	PACKAGE B
Bedrooms	Facing Mandurah Road	<ul style="list-style-type: none"> <li>Casement or awning windows with 6.38mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>Hinged doors only, fitted with acoustic seals.</li> <li>No vents to outside walls/eaves</li> </ul>	<ul style="list-style-type: none"> <li>Casement or awning windows with 10.38mm or 6.5mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>No external doors.</li> <li>No vents to outside walls/eaves.</li> </ul>
	Side-on to Mandurah Road	<ul style="list-style-type: none"> <li>Casement or awning windows with 6.38mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>No vents to outside walls/eaves.</li> </ul>	<ul style="list-style-type: none"> <li>Casement or awning windows with 6.38mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>No vents to outside walls/eaves.</li> </ul>
	Away from Mandurah Road	No Requirements	No Requirements
Living and Works Areas	Facing Mandurah Road	<ul style="list-style-type: none"> <li>Casement or awning windows with 6.38mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>35mm (min) solid core external doors with acoustic seals.</li> <li>Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles.</li> <li>No vents to outside walls/eaves.</li> </ul>	<ul style="list-style-type: none"> <li>Casement or awning windows with 10.38mm or 6.5mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> <li>No vents to outside walls/eaves.</li> <li>Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles.</li> <li>Front door to be 40mm solid core with acoustic seals.</li> </ul>
	Side-on to Mandurah Road	<ul style="list-style-type: none"> <li>Casement or awning windows with 6mm glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> </ul>	<ul style="list-style-type: none"> <li>Casement or awning windows with 6.38mm laminated glass.</li> <li>Eaves enclosed with 6mm compressed fibre cement board.</li> </ul>
	Away from Mandurah Road	No Requirements	No Requirements
Other indoor areas	Any orientation	No Requirements	No Requirements

BUYER

BUYER

