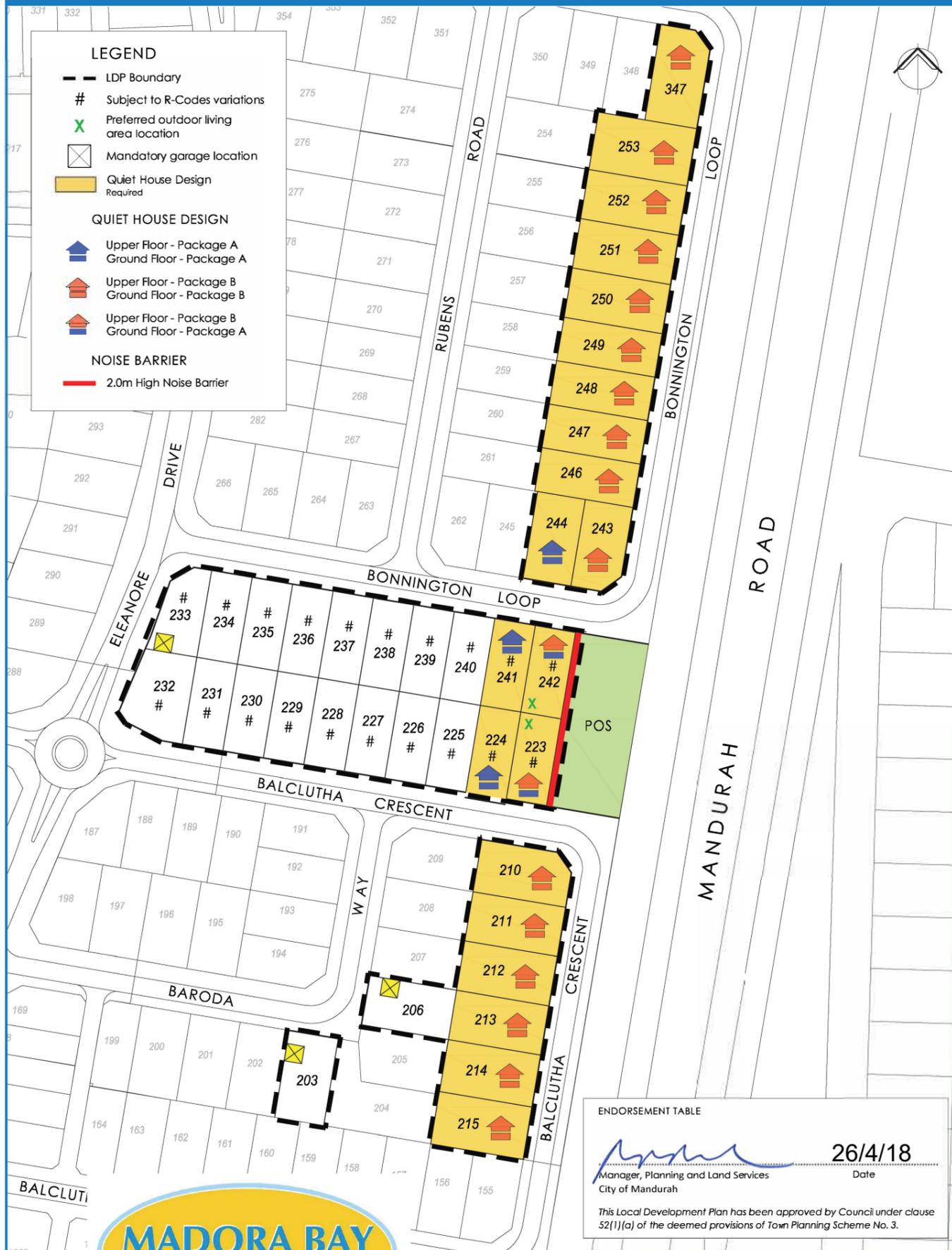


# LOCAL DEVELOPMENT PLAN No. 7 - MADORA BAY



## 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.
- The requirement to consult with adjoining or other landowners where construction in accordance with a variation to the R-Codes is proposed does not apply unless variations to this LDP are being sought.
- Development approval is not required, but a building permit is required, for the construction of a dwelling on any lot within the LDP area unless a variation to this LDP is being sought. In that case, a development approval will be required.

## R-CODES VARIATIONS

The following standards apply to the lots marked as being 'Subject to R-Codes variations':

### Setbacks

- Buildings shall be set back a minimum of 3 metres from the primary street frontage.
- Garages shall be set back a minimum of 4.5 metres from the primary street frontage and 1.5 metres from a secondary street.
- Porches and verandas shall be set back a minimum of 1.5 metres from the primary street frontage.
- With the exception of walls built up to a lot boundary (as defined in the R-Codes), walls shall be set back:
  - 1.2 metres for walls with major openings and no higher than 3.5 metres.
  - 1.0 metres for walls without major openings and no higher than 3.5 metres.

### Open space

- A minimum open space requirement of 45% applies.

## NOISE AFFECTED LOTS

- Quiet House design requirements are applicable to all noise affected lots identified on this LDP.

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.

## 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

