

LOCAL DEVELOPMENT PLAN No. 1



PROVISIONS

1. Unless provided for below, the provisions of the City of Mandurah Local Planning Scheme No 3, the Madora Bay North Outline Development Plan and the R-Codes apply.
2. 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 Requirements							
Exposure Category	Orientation to corridor	Acoustic ratings				Mechanical ventilation/air conditioning considerations	
		Walls	External doors	Windows	Roofs and ceilings of highest floors		Outdoor Living areas
A Quiet House A	Facing	Bedroom and Indoor Living and work areas • R_w+C_{tr} 45 dB	Bedrooms: • R_w+C_{tr} 28 dB Indoor Living and work areas: • R_w+C_{tr} 25 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 28 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 25 dB	• R_w+C_{tr} 35 dB	• At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level	• Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40 dB into sensitive spaces
	Side-on		Bedrooms: • R_w+C_{tr} 25 dB Indoor Living and work areas: • R_w+C_{tr} 22 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 25 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 22 dB			
	Opposite		No specific requirements	No specific requirements			
B Quiet House B	Facing	Bedroom and indoor living and work areas • R_w+C_{tr} 50 dB	Bedrooms: • R_w+C_{tr} 31 dB Indoor Living and work areas: • R_w+C_{tr} 28 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 31 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 28 dB	• R_w+C_{tr} 35 dB	• At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	• Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces
	Side-on		Bedrooms: • R_w+C_{tr} 28 dB Indoor Living and work areas: • R_w+C_{tr} 28 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 28 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 25 dB			
	Opposite		Bedrooms: • R_w+C_{tr} 25 dB Indoor Living and work areas: • R_w+C_{tr} 25 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 25 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 22 dB			
C Quiet House C	Facing	Bedroom and indoor living and work areas • R_w+C_{tr} 50 dB	Bedrooms: • No External doors to bedrooms facing the corridor Indoor Living and work areas: • R_w+C_{tr} 31 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 31 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 31 dB	• R_w+C_{tr} 40 dB	• At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level	• Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40 dB into sensitive spaces.
	Side-on		Bedrooms: • R_w+C_{tr} 31dB Indoor Living and work areas: • R_w+C_{tr} 28 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 31 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 28 dB			
	Opposite		Bedrooms: • R_w+C_{tr} 28 dB Indoor Living and work areas: • R_w+C_{tr} 28 dB	Bedrooms: Window size dependant • Minimum R_w+C_{tr} 28 dB Indoor Living and work areas: Window size dependant • Minimum R_w+C_{tr} 25 dB			