

Enquiries: Tom Foulds  
Our Ref: LDP-128

15 August 2023

Everett Bennett Pty Ltd  
PO Box 796  
SUBIACO WA 6904

Dear Sir/Madam

**Proposed Local Development Plan 4 & Amendment to Local Development Plan 2  
Lot 9105 Mandurah Road MADORA BAY**

I write with reference to your submission for the approval of Local Development Plan 4 and amendment to Local Development Plan 2 for the above mentioned property.

In accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of Mandurah has determined to approve the Local Development Plan.

An endorsed copy is attached for your records and the Local Development Plan will be made available on the City's website via Online Mapping.

Should you have any queries regarding this matter please contact Tom Foulds on (08) 9550 3242 or via email [tom.foulds@mandurah.wa.gov.au](mailto:tom.foulds@mandurah.wa.gov.au).

Yours sincerely



Aaron Lucas  
**Coordinator**  
**Statutory Planning and Lands**

LOCAL DEVELOPMENT PLAN No. 4



PROVISIONS

- Unless provided for below, the provisions of the City of Mandurah Local Planning Scheme No 3, the Madora Bay North Local Structure Plan and the R-Codes apply.
- 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							
As per the Noise Management Plan, prepared by Herring Storer Acoustics dated 4 November 2021 (ref: 28612-1-21407).							
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	<b>Bedroom and Indoor Living and work areas</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 45 dB</li></ul>	<b>Bedrooms:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul> <b>Indoor Living and work areas:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul>	<b>Bedrooms:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul> <b>Indoor Living and work areas:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul>	<ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 35 dB</li></ul>	<ul style="list-style-type: none"><li>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 <b>2 metres</b> height above ground level</li></ul>	<ul style="list-style-type: none"><li>Acoustically rated openings and ductwork to provide a minimum sound reduction performance of <b>Rw 40 dB</b> into sensitive spaces</li></ul>
	<b>Bedrooms:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul> <b>Indoor Living and work areas:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 22 dB</li></ul>		<b>Bedrooms:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul> <b>Indoor Living and work areas:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 22 dB</li></ul>				
	Side-on		No specific requirements	No specific requirements			
B Quiet House B	Facing	<b>Bedroom and indoor living and work areas</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 50 dB</li></ul>	<b>Bedrooms:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 31 dB</li></ul> <b>Indoor Living and work areas:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul>	<b>Bedrooms:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 31 dB</li></ul> <b>Indoor Living and work areas:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul>	<ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 35 dB</li></ul>	<ul style="list-style-type: none"><li>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 <b>2.4 metres</b> height above ground level</li></ul>	<ul style="list-style-type: none"><li>Acoustically rated openings and ductwork to provide a minimum sound reduction performance of <b>Rw 40dB</b> into sensitive spaces</li></ul>
	<b>Bedrooms:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul> <b>Indoor Living and work areas:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul>		<b>Bedrooms:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 28 dB</li></ul> <b>Indoor Living and work areas:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul>				
	Side-on		<b>Bedrooms:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul> <b>Indoor Living and work areas:</b> <ul style="list-style-type: none"><li>R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul>	<b>Bedrooms:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 25 dB</li></ul> <b>Indoor Living and work areas:</b> Window size dependant <ul style="list-style-type: none"><li>Minimum R<sub>w</sub>+C<sub>tr</sub> 22 dB</li></ul>			
	Opposite						

ENDORSEMENT TABLE

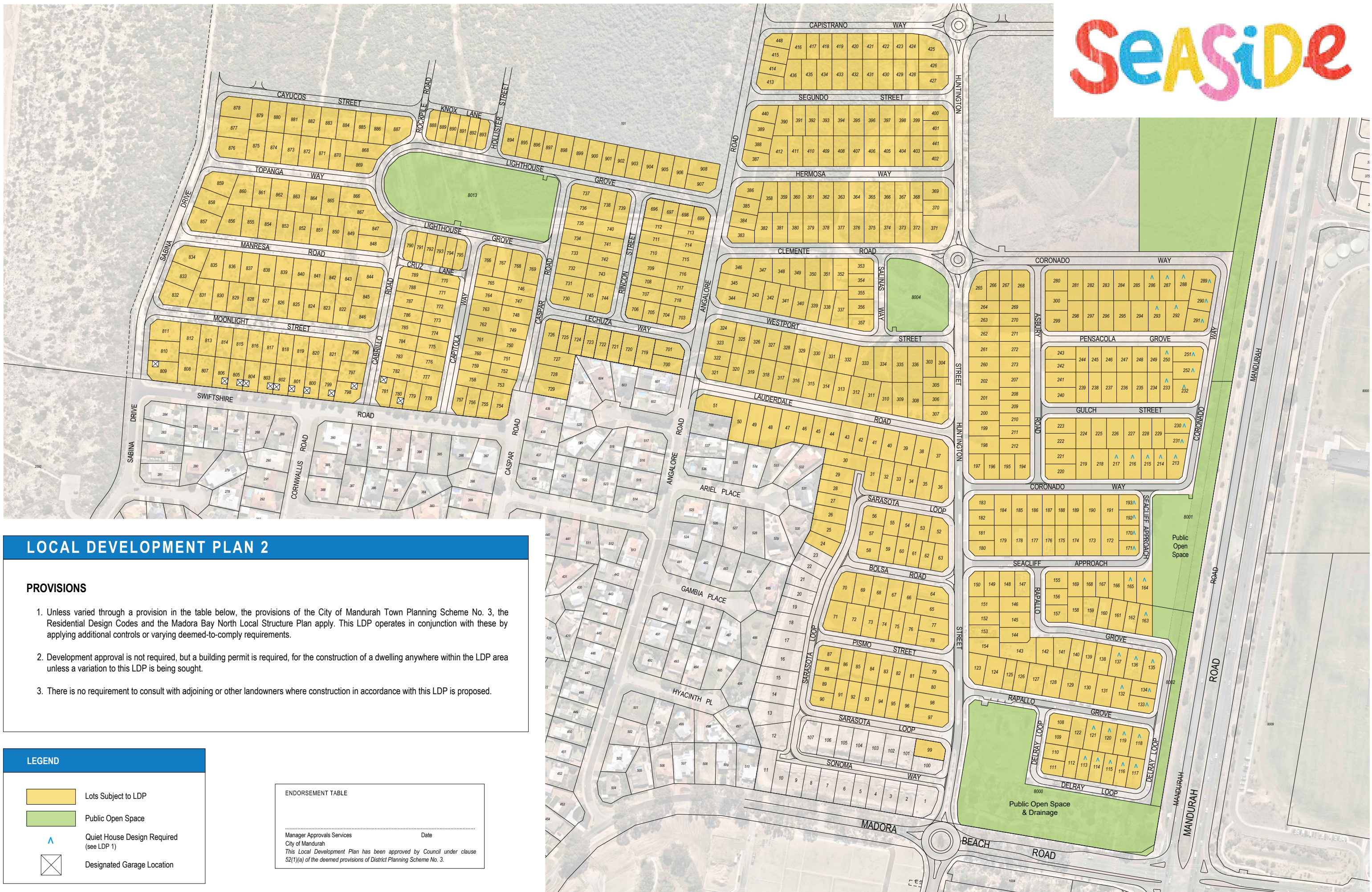
Manager Approvals Services  
City of Mandurah

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.







## LOCAL DEVELOPMENT PLAN 2

### PROVISIONS

- Unless varied through a provision in the table below, the provisions of the City of Mandurah Town Planning Scheme No. 3, the Residential Design Codes and the Madora Bay North Local Structure Plan apply. This LDP operates in conjunction with these by applying additional controls or varying deemed-to-comply requirements.
- Development approval is not required, but a building permit is required, for the construction of a dwelling anywhere within the LDP area unless a variation to this LDP is being sought.
- There is no requirement to consult with adjoining or other landowners where construction in accordance with this LDP is proposed.

### LEGEND

- Lots Subject to LDP
- Public Open Space
- Quiet House Design Required (see LDP 1)
- X Designated Garage Location

ENDORSEMENT TABLE	
Manager Approvals Services	Date
City of Mandurah	
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 3.	