

MANDURAH

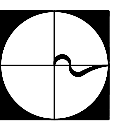
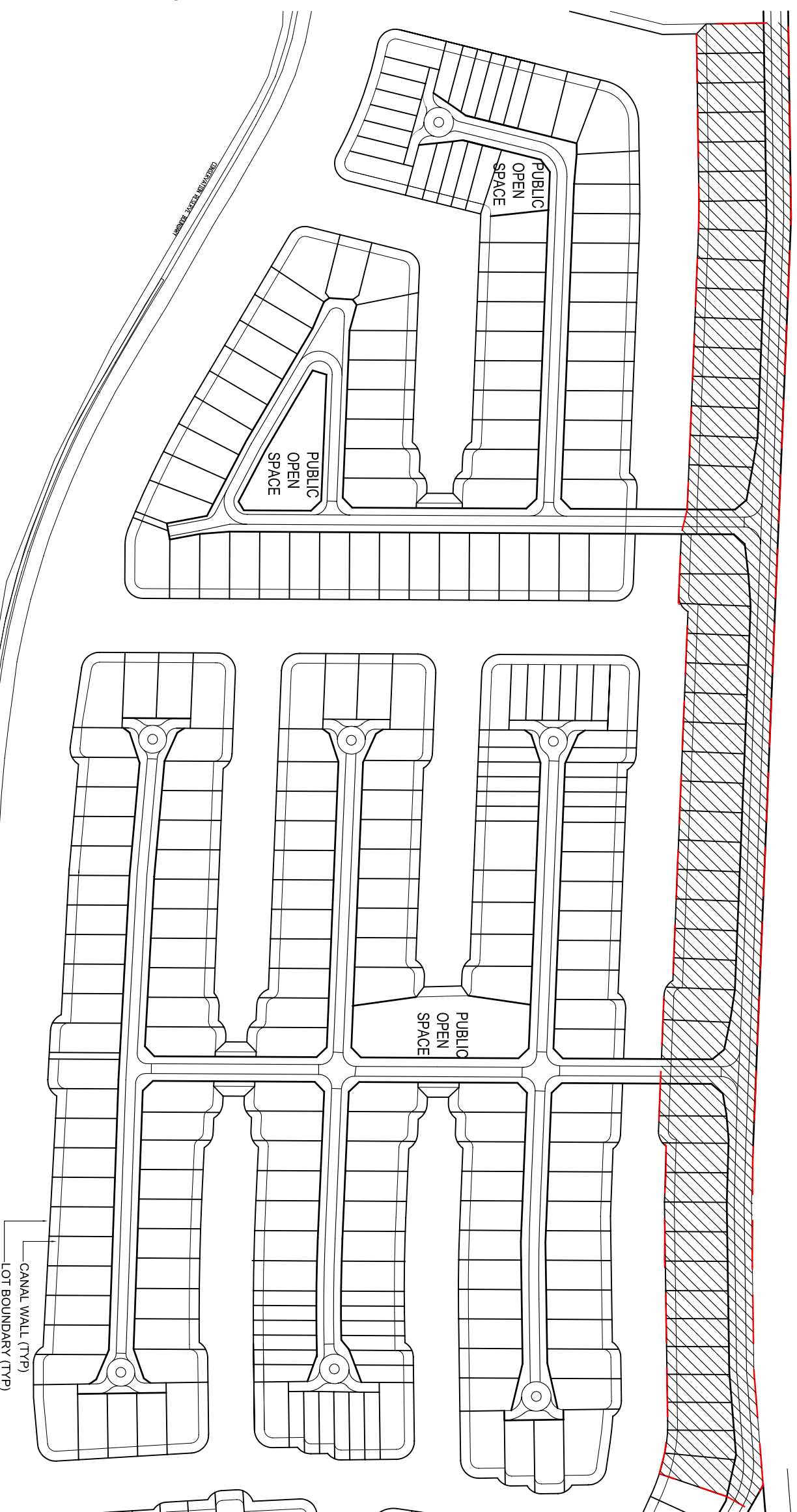
The lots identified in this DAP may be the subject of elevated levels of noise from traffic on the Mandurah Bypass. To minimise possible impacts upon residents living environment, the following standards must be incorporated as part of the dwelling design for each lot highlighted on the plan:

- Minimum of 6mm thick laminated glass to the front of the dwelling.
- Solid timber core door with acoustic seals to the front of the dwelling.

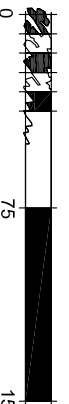
Where sensitivity to noise is expected to be high, then an improved level of amenity can be achieved through:

- Front fencing may be considered favourably where the fence is articulated to provide visual interest to break up the mass. Openings in the wall are encouraged. Solid blank walls will not be permitted.
- Consider locating noise sensitive rooms (bedroom, home theatre rooms etc) on the side of the house furthest from the Bypass.
- Ensuring eaves are sealed and consider dense insulation in the ceiling space (minimum 32 kg/m<sup>3</sup>).
- Use thicker glazing, for instance 10mm thick laminated glass.
- Any operable window is a weakness, such that if the house is air-conditioned, it may be possible to have fixed windows subject to other Building Code requirements. Where operable windows are required, preference to awning type windows should be given as opposed to horizontal sliding type. Awning type windows can have mechanical winders closing on compressible seals.
- Window frames to be solid timber or treated aluminium. The latter to be treated with acoustic foam and loaded vinyl in the hollow section of the frame.

BYPASS



**DETAILED AREA PLAN**  
MARINERS COVE - CANALS  
CITY OF MANDURAH



150Metres

DAP subject lots

AMENITY LIBRARY/LOBBY/ENTRANCE - 150% 3%

**robertsday**  
Town Planning & Design

Client: CEDAR WOODS		Scale: 1:3000 at A3	
Drawn: KT		Date: 11/05/04	
Checked: JB		Approved: KT	
Date: 11/05/04		XREFS:	
Rev		Size	Dwg. No.
B		A3	CWP CAN DAP 02
A		ES	KT
B		ES	KT
AMEND TEXT TO INCLUDE MANDATORY REQUIREMENTS		20/03/04	11/05/04
PRELIMINARY		20/03/04	11/05/04
Revision		Date	Date

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