



- Legend**
- LDP Boundary
  - Existing Cadastre
  - Proposed Lot
  - Mandatory Location for Garage
  - Dwelling Orientation
  - Proposed Easement (Access)
  - No Vehicular Access
  - \* Lots subject to Noise Assessment requirements
  - Noise Wall, 1.8m high (by original Developer)

### Local Development Plan Variations to the Residential Design Codes

The provisions outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Shire of Serpentine Jarrahdale Town Planning Scheme No. 2 (TPS 2). The requirements of the R-Codes and TPS 2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required. Planning Approval is not required, but a Building Permit is required, for the construction of a single dwelling on any lot within the LDP, except where variations to the LDP provisions are sought.

#### Residential Density

1. The residential R-Code density of all lots in this LDP is R20.

#### Setbacks

2. For walls with major openings the minimum boundary setback shall be 1.2m for wall height 3.5m or less.

#### Garages/Carports & Access

3. Where shown on this LDP garage/carport location shall be mandatory to ensure adequate provision of services and vehicular access.
4. No vehicle access to streets is permitted where shown on this LDP.

#### Dwelling Design Elements

5. Primary orientation of dwellings, including location of dwelling main entry shall be as shown on this LDP.

#### Acoustic

6. Double storey houses to require quiet house design package B (refer to Table 3 of SPP 5.4 – Road and Rail Noise Implementation Guidelines) as specified by the Lloyd George Acoustic Report (December 2019). A copy of the acoustic report is available from the Shire. Alternative treatment to the deemed to satisfy provisions can be accepted if supported by a report from a suitably qualified acoustical engineer (member firm of the Association of Australian Acoustical Consultants).

**Endorsement Table**  
 Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Authorised Officer: *S. Dymov* Date: *26/03/21*