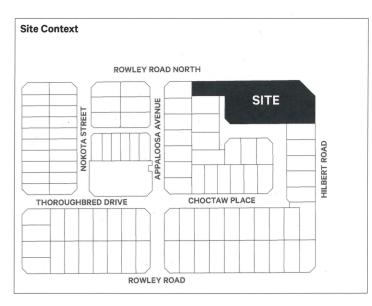
ROWLEY ROAD NORTH





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

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

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.

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.

hmorre Date: 26





