

SERENE ACRES ESTATE
LOCAL DEVELOPMENT PLAN FOR LOTS 201, 202, 218 & 219

GENERAL PLANNING REQUIREMENTS

THE PURPOSE OF THIS LDP IS PRIMARILY TO REFLECT THE REQUIREMENTS OF THE ACOUSTIC REPORT PREPARED BY LLOYD GEORGE ACOUSTICS DATED 6 OCTOBER 2017 REFERENCE 17074064 – 01 WHICH ADDRESSES STATE PLANNING POLICY 5.4 ROAD AND RAIL NOISE.

PROVISIONS AND SCHEME AND RESIDENTIAL DESIGN CODES VARIATIONS

1. THE WESTERN BOUNDARY OF LOTS 201, 202, 218, & 219, WHICH ABUTS HARDEY ROAD, IS LOCATED 50 METRES FROM THE FREIGHT RAIL LINE
2. A 30 METRE SETBACK FROM THE WESTERN BOUNDARY OF LOTS 201, 202, 218, & 219 IS REQUIRED
3. QUIET HOUSE DESIGN "PACKAGE A" TREATMENT FOR ANY FAÇADE FACING AND WITHIN 200 METRES OF THE RAILWAY IS REQUIRED

NOTIFICATION TO PROSPECTIVE PURCHASERS

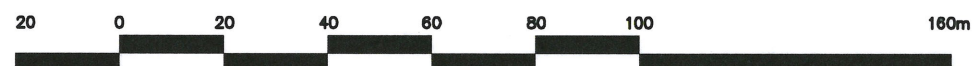
THE DEVELOPER IS REQUIRED TO PROVIDE PROSPECTIVE PURCHASERS OF LOTS 201, 202, 218, & 219 WITH A COPY OF THIS LDP.

THIS PLAN HAS BEEN APPROVED BY THE SHIRE ON THE 5 March 2021 IN ACCORDANCE WITH SCHEDULE 2, PART 6, CLAUSE 52 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

AUTHORISED OFFICER *[Signature]*



LOCAL DEVELOPMENT PLAN
 for Lots 201, 202, 218 & 219 Hardey Road Serpentine - Serene Acres Estate



Source of Information
 Site boundaries: Landgate
 Projection: GDA94 MGA Zone 50 South

NOTE
 All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.