

LEGEND

- LOTS SUBJECT TO THIS LDP
- PUBLIC OPEN SPACE
- RURAL LIVING A
- PRIMARY REGIONAL ROAD
- 1000m² BUILDING ENVELOPE
- DRAINAGE CHANNEL
- NO VEHICLE ACCESS PERMITTED
- NOTIFICATION ON TITLE - REFER TO PROVISION 4

QUIET HOUSE DESIGN PACKAGES

- REQUIRES PACKAGE A
- REQUIRES PACKAGE B



PROVISIONS

This Local Development Plan ("LDP") applies to Lots 487, 611 and 615 Arnold Road, Serpentine (WAPC 161666).

Unless otherwise provided for below, the provisions of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 and the Arnold Road Local Structure Plan apply.

General

1. Development on any lot (including effluent disposal systems and disposal areas) shall be sited within the designated building envelopes.
2. On site effluent disposal systems shall be sited in accordance with AZ/NXS1547:2012 Onsite Domestic Wastewater Management and sited within building envelopes in a location that is the maximum practical distance from the drainage channel.

Noise Management

3. For those lots potentially affected by noise emanating from South Western Highway, dwellings are to be constructed in accordance with the relevant Deemed to Comply Quiet House Design Packages, specified on this LDP for ground floor construction. Where dwellings are constructed to two or more storeys, construction is to comply with the noise insulation requirement specified in the approved Noise Management Plan prepared by Herring Storer (Revision 7, April 2020).
4. A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the certificate of title of lots impacted by road noise. The notification is to state as follows: "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."
5. A dwelling which is wholly or partially located within an area designated as requiring Quiet House Design Package B will be required to demonstrate compliance with Quiet House Design Package B for the whole dwelling.
6. Quiet house design package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP 5.4) and Australian Standard 2107-2000 Acoustics- Recommended Design Sound Levels and Reverberation Times for Building Interiors.

Approval

This Local Development Plan has been approved by the Shire of Serpentine-Jarrahdale, pursuant to Clause 52 of the Deemed Provisions of the Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.

Signature *L. Dyrnisuic* Date 13/07/2023

LOCAL DEVELOPMENT PLAN
 Lots 487, 611 & 615 Arnold Road, SERPENTINE

Aerial supplied by:
 Aerial Date Stamp:
 Survey supplied by:
 Plan Number: NPS1251 - 002
 Revision Number:
 Drawn By: JP
 Client: Malfcorp

Scale: 1:5000 @A3 Date Issued: 09.07.2023 ©Niche Planning Studio

DISCLAIMER:
 Town Planning compliance is subject to approval from the Serpentine/Jarrahdale Council and a suitable town planner will need to be appointed.
 All Dimensions, Areas and Calculations are subject to Detailed Survey and Design before Town Planning Permit application.

