

LOCAL DEVELOPMENT PLAN PROVISIONS

1.0 General Provisions

- 1.1 This Local Development Plan (LDP) relates to survey strata lots within No. 24 Boyanup - Picton Road, Dardanup.
- 1.3 This LDP replaces the stated design elements of the Residential Design Codes Vol. 1. Where this LDP is silent on a specific design element, then the Residential Design Codes apply.
- 1.4 Variations to the requirements of this LDP may be approved at the discretion of the statutory planning decision maker.

2.0 R-Coding

Lots Applicable	R-Code Density
All Lots	R30

3.0 Noise Attenuation

3.1 Quiet House Design requirements (as detailed in Attachment A) apply to new dwellings, as follows:

Lots 3 - 4: Quiet House Design Package A required.

Lots 1 - 2: Quiet House Design Package B required.

3.2 Quiet House Design Package requirement may be varied where this is supported by a site specific acoustic report prepared by a suitable qualified Acoustic Consultant.

4.0 Vehicle Access

4.1 Vehicular access to be provided from the common property driveway servicing all lots.

5.0 Design Elements

5.1 A minimum of one architectural feature to be included in the front elevation of each dwelling.

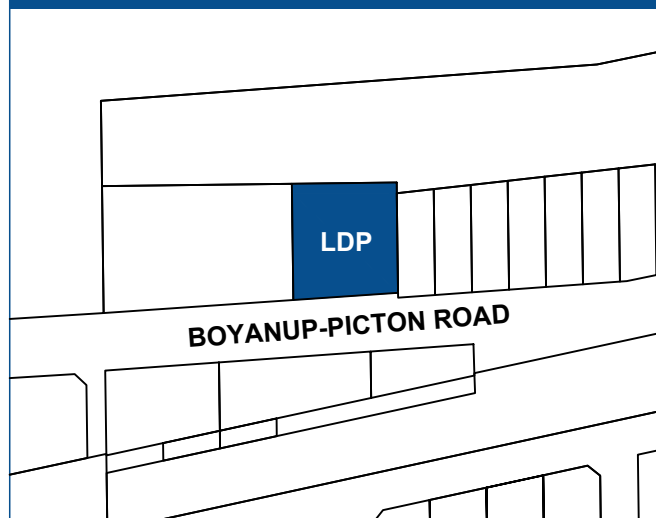
5.2 A minimum of two architectural colours or two feature building materials to be included in the front elevation of each dwelling.

5.3 For lots 1 - 2 the design elements listed above shall apply to the elevation fronting Boyanup-Picton Road.

6.0 Dwelling Orientation

6.1 All lots to have north facing outdoor living areas where practical.

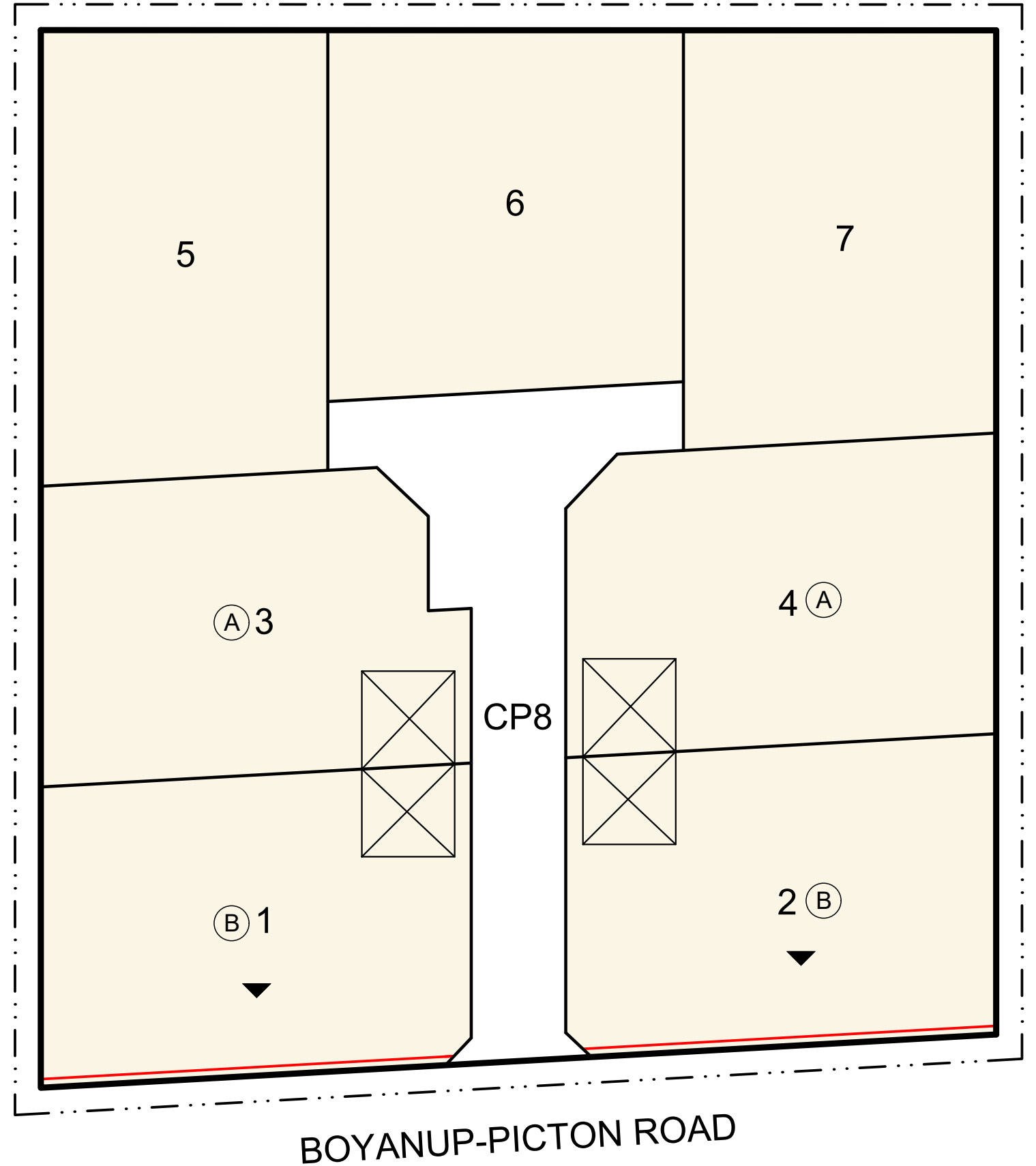
LOCATION PLAN



LEGEND

- SUBJECT R30 LOTS
- PRIMARY AND COMMUNAL STREET FRONTAGE
- X DESIGNATED VEHICULAR ACCESS POINT
- A QUIET HOUSE DESIGN PACKAGE A
- B QUIET HOUSE DESIGN PACKAGE B
- NO VEHICULAR ACCESS
- SUBJECT LOT

SITE



LOCAL DEVELOPMENT PLAN

24 BOYANUP-PICTON ROAD, DARDANUP



SCALE:
1:300 @ A3

PLAN
PN24351 01
DRAWN
LF
DATE
03/12/2024

REV
D
APPROVED
MC
DESCRIPTION
LDP

Approval

This LDP has been approved by the Shire of Dardanup under Schedule 2, Part 6, Clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

[Signature]
Signature

20/12/2024
Date

Developed

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