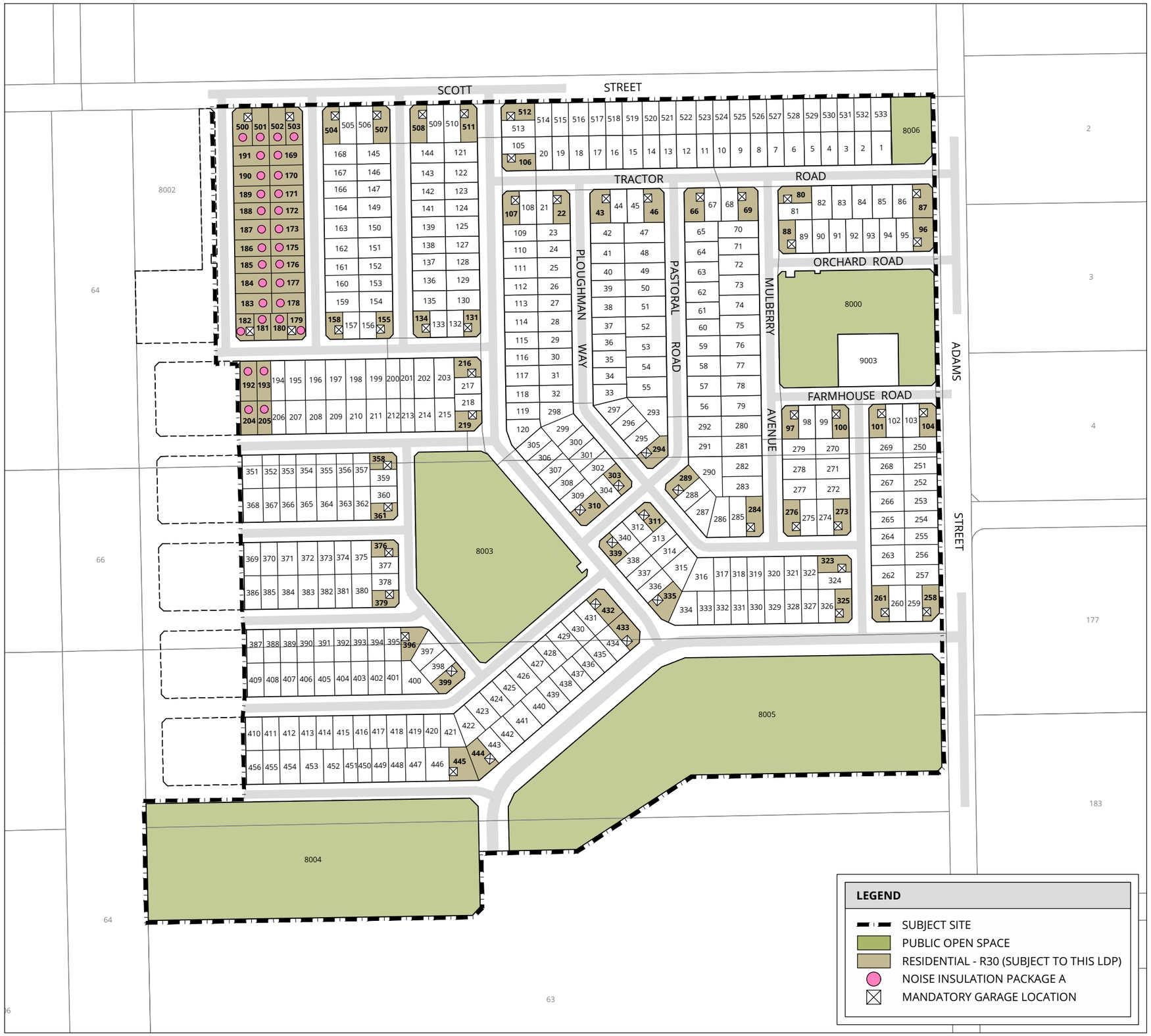

MUNDIJONG LOCAL DEVELOPMENT PLAN 1 - STAGES 1-8

GENERAL

1. This Local Development Plan ('LDP') applies to all lots shown on the plan, as identified by the 'subject site' boundary.

2. This LDP has been prepared in accordance with the requirements of the Mundijong (Precincts E1 & E2) Local Structure Plan and Subdivision Approval Reference 201173.

3. Unless otherwise varied by this LDP, the provisions of the Shire of Serpentine Jarrahdale Local Planning Scheme No.3, the Residential Design Codes (the 'R-Codes') and the Mundijong (Precincts E1 & E2) Local Structure Plan apply.

4. The density code identified for each of the lots is as per the Mundijong (Precincts E1 & E2) Local Structure Plan and corresponding subdivision approval.

5. Variations to the requirements of this LDP may be approved by the Shire of Serpentine Jarrahdale, at its discretion.

GARAGE AND ACCESS

6. Where mandated, garages are to be located as designated on this LDP.

NOISE MANAGEMENT

7. Lots impacted by noise from the future Tonkin Highway Extension are subject to 'Package A Acoustic Treatment'. Dwellings on these lots are to be constructed in accordance with the relevant "Deemed to Comply" requirements as outlined in the approved acoustic assessment (September 2023), provided table overleaf.

m.legrange

21 May 2026

Statutory Town Planning Coordinator
Shire of Serpentine Jarrahdale

N:\TOWN PLANNING\9000-9999\9417\DRAFTING\A-CAD - JS - 2026.05.21

LOCAL DEVELOPMENT PLAN (STAGES 1-8)

VARIOUS LOTS ADAMS STREET
MUNDIJONG

N

0 75 m

SCALE @ A3: 1:3000

9417-LDP-01-D

DRAWN: JS
DATE CREATED: 2026.05.21
PROJECTION: MGA50 GDA94
CADASTRE: LANDGATE

ROWE GROUP DESIGN

Road Traffic and Passenger Rail - Quiet House Requirements
(*Based on Table 3 of State Planning Policy 5.4 2019*)

Exposure Category	Orientation to corridor	Acoustic ratings					Mechanical ventilation/air conditioning considerations
		Walls	**External doors**	**Windows**	**Roofs and ceilings of highest floors**	**Outdoor Living areas**	
A **Quiet House A**	**Facing**	**Bedroom and Indoor Living and work areas** ➢ Rw + Ctr 45dB	**Bedrooms**: ➢ R_w+C_{tr} 28dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 25dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 28 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 25 dB	➢ R_w+C_{tr} 35dB	➢ At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum **2 metres** height above ground level	➢ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of **Rw 40dB** into sensitive spaces
	Side On		**Bedrooms**: ➢ R_w+C_{tr} 25dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 22dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 25 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 22 dB			
	Opposite		No specific requirements	No specific requirements			
B **Quiet House B**	**Facing**	**Bedroom and indoor living and work areas** ➢ R_w+C_{tr} 50dB	**Bedrooms** ➢ R_w+C_{tr} 31dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 28dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 31 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 28 dB	➢ **R_w+C_{tr} 35dB**	➢ At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum **2.4 metres** height above ground level	➢ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of **Rw 40dB** into sensitive spaces
	Side-On		**Bedrooms** ➢ R_w+C_{tr} 28dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 28dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 28 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 25 dB			
	Opposite		**Bedrooms** ➢ R_w+C_{tr} 25dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 25dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 25 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 22 dB			
C **Quiet House C**	**Facing**	**Bedroom and indoor living and work areas** ➢ R_w+C_{tr} 50dB	**Bedrooms** ➢ No External doors to bedrooms facing the corridor **Indoor Living and work areas** ➢ Rw+Ctr 31dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 31dB) **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 31dB	➢ **R_w+C_{tr} 40dB**	➢ At least one outdoor living area located on the opposite side of the building from the corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum **2.4 metres** height above ground level	➢ Acoustically rated openings and ductwork to provide a minimum sound reduction performance of Rw 40dB into sensitive spaces.
	Side-on		**Bedrooms** ➢ R_w+C_{tr} 31dB **Indoor Living and work areas** ➢ R_w+C_{tr} 28dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 31 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 28 dB			
	Opposite		**Bedrooms**: ➢ R_w+C_{tr} 28dB **Indoor Living and work areas:** ➢ R_w+C_{tr} 28dB	**Bedrooms**: Window size dependant ➢ **Minimum** R_w+C_{tr} 28 dB **Indoor Living and work areas** Window size dependant ➢ **Minimum** R_w+C_{tr} 25 dB			