

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 relevant Subdivision Approvals (WAPC Ref: 201173, 202706 and 202707).

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'),the Shire of Serpentine Jarrahdale Local Planning Policy 2.2 Residential Development Standards and the Mundijong (Precincts E1 & E2) Local Structure Plan apply.

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

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 a noise package acoustic treatment, as identified by this LDP. Dwellings on these lots are to be constructed in accordance with the relevant "Deemed to Comply" requirements as outlined in the approved acoustic assessment (June 2026), provided table overleaf.

APPROVAL

Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature m.legrange Date 18/11/2026

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LOCAL DEVELOPMENT PLAN (STAGES 1-8)

VARIOUS LOTS ADAMS STREET
MUNDIJONG

N

0 75 m

SCALE @ A3: 1:3000

9417-LDP-01-H

DRAWN: JS
DATE CREATED: 2026.11.16
PROJECTION: MGA50 GDA94
CADASTRE: LANDGATE

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