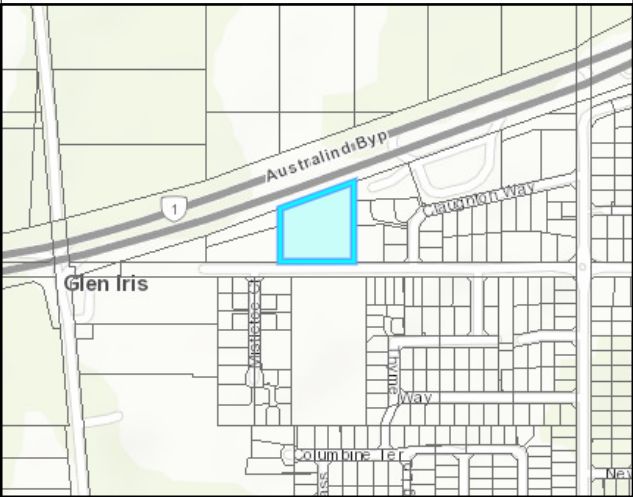


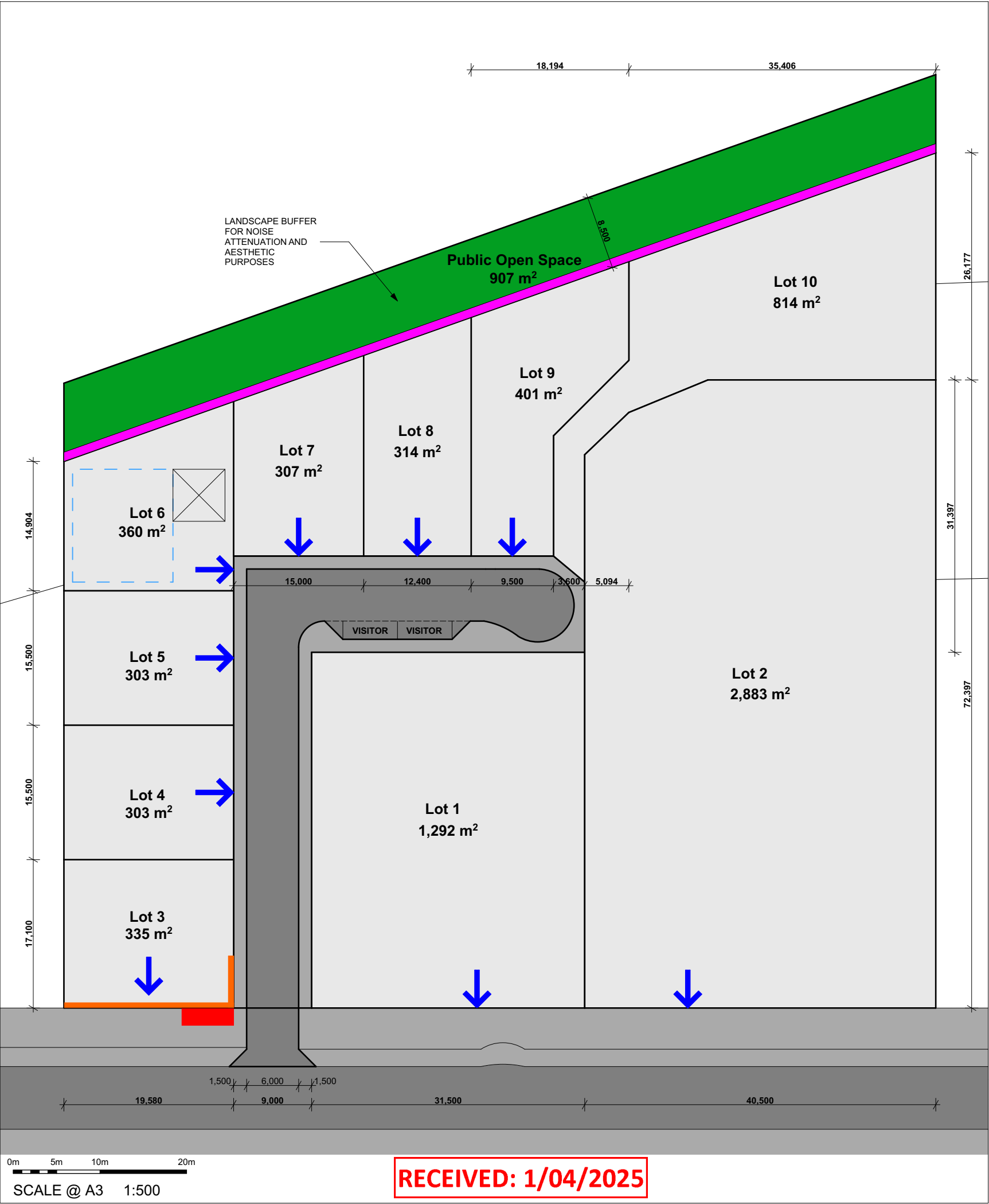
Legend

- Driveway
- Residential R30
- Public Open Space
- 1.8m Sound Barrier Fencing
- No vehicle access
- Designated Bin Pickup Area
- Primary dwelling orientation
- Garage Location
- Building Envelope

N



Location Plan



Application of Local Development Plan

Local Development Plan Jubilee Road Stage No. 1, LOT 206 (#25) JUBILEE ROAD, GLEN IRIS

- The provisions of the City of Bunbury Local Planning Scheme No. 8 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed in the LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Codes

Dwellings will be assessed against the density coding of 'R30' in accordance with the Residential Design Codes Volume 1 (R-Codes Volume 1) and the Glen Iris Structure Plan 2010. All lots are to be developed in accordance with the R30 standards, unless otherwise identified in this LDP.

Streetscape

Primary dwelling orientation to be as indicated

Noise Mitigation

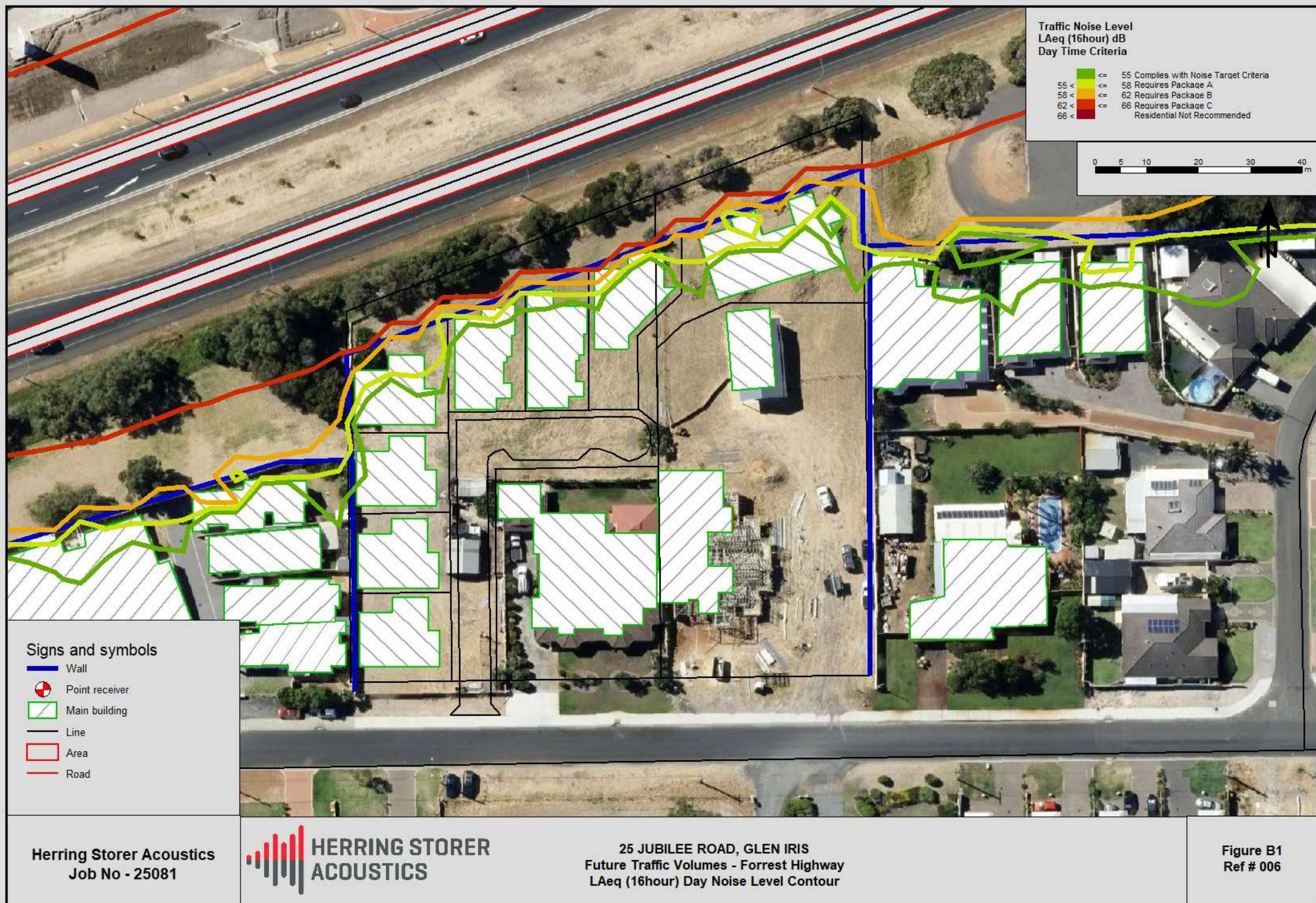
The subject site is in the vicinity of a transport corridor and may be affected road transport noise. Current modelling (undertaken March 2025 and depicted in Figure 2) suggests that quiet house design considerations and notifications on title are required as per the below table

Proposed Lot	Future Noise Level - db(A)	Quiet House Design Package
3	46	Nil
4	53	Nil
5	55	Notification on Title
6	60	Package B and Notification on Title
7	58	Package B and Notification on Title
8	59	Package B and Notification on Title
9	58	Package B and Notification on Title

Approval

This Local Development Plan has been approved by the City of Bunbury under clause 52(1) of the Deemed Provisions of the City of Bunbury Local Planning Scheme No.8.





RECEIVED: 1/04/2025