

# LDP PLANNING PROVISIONS

## General

- Unless otherwise provided below, the provisions of the City of Busselton Local Planning Scheme No. 21 and the Residential Design Code (R-Codes) apply.

## Quiet House Design

- Dwellings on lots identified by this LDP as requiring 'Quiet House Design' must be constructed in compliance with the applicable 'Quiet House Requirements' in accordance with State Planning Policy 5.4 Road and Rail Noise as outlined in the 'Transportation Noise Assessment' prepared by Lloyd George Acoustics, dated 29 July 2024.
- Modifications to the Quiet House Requirements may be considered for development approval by the City where it is demonstrated through a report prepared by a suitably qualified acoustic consultant that the proposed development will achieve an acceptable level of acoustic amenity.
- For lot 1 where an upper floor is proposed, or for lots 1 and 10 where outdoor living areas or primary garden areas are proposed in any location other than on the southern side of the dwellings, a development application will be required to demonstrate through a report prepared by a suitably qualified acoustic consultant that the proposed development will achieve an acceptable level of acoustic amenity.

## LEGEND

LOCAL DEVELOPMENT PLAN BOUNDARY

R20 LOTS

R60 LOTS

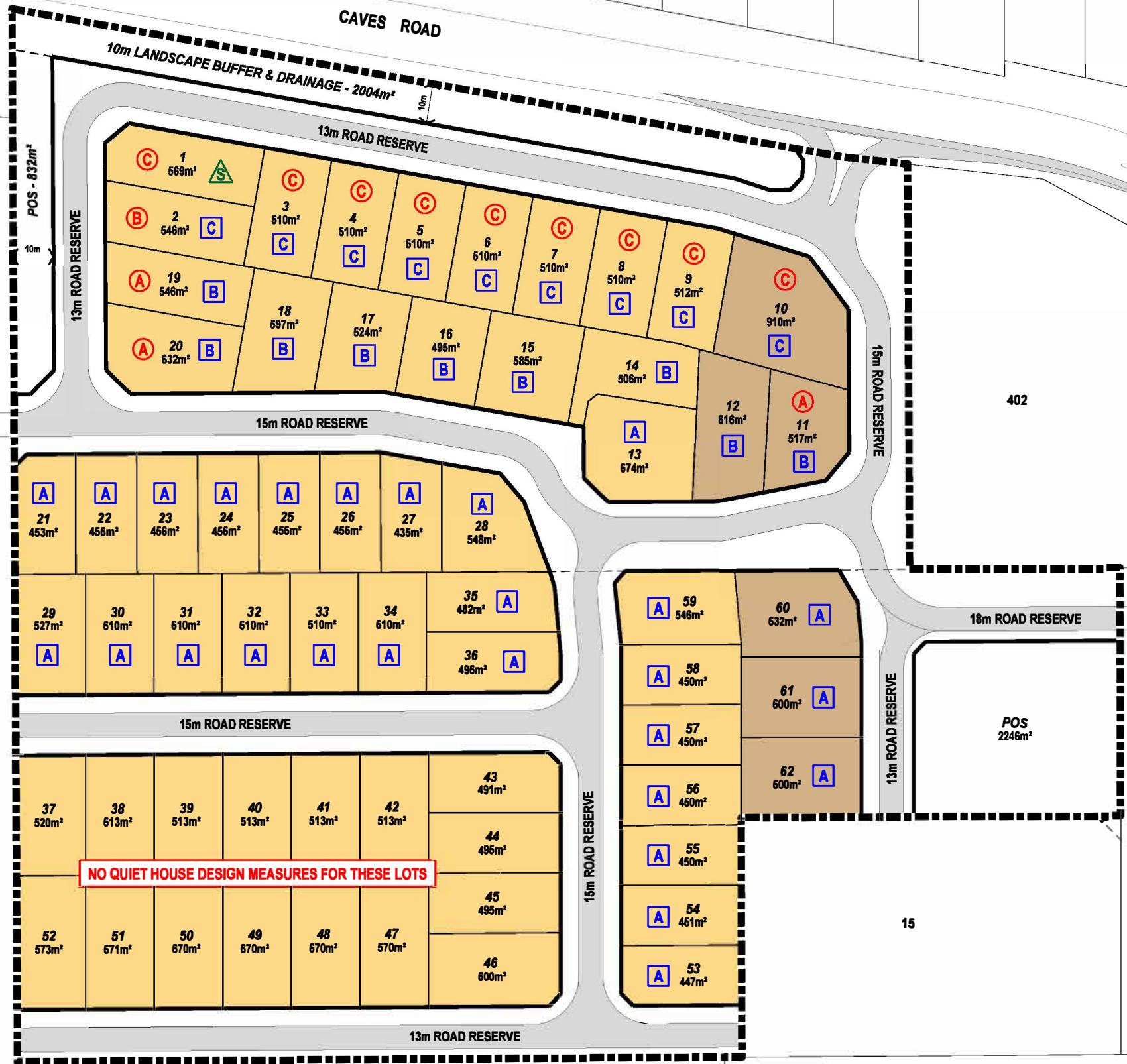
### QUIET HOUSE DESIGN STANDARDS

#### GROUND FLOOR

- QUIET HOUSE DESIGN TYPE "A"
- QUIET HOUSE DESIGN TYPE "B"
- QUIET HOUSE DESIGN TYPE "C"

#### UPPER FLOOR

- QUIET HOUSE DESIGN TYPE "A"
- QUIET HOUSE DESIGN TYPE "B"
- QUIET HOUSE DESIGN TYPE "C"
- SPECIAL ACOUSTIC ADVICE



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## LOCAL DEVELOPMENT PLAN LOTS 12 & 14 CAVES ROAD, ABBEY.

### NOTE:

Base Data supplied by Landgate / MNG Surveys  
Aerial Photo - Jan 2023  
Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
C	2/12/24	Revise provisions / add note
B	4/11/24	Realign Skiff Way Connection / provisions
A	2/10/24	Initial Issue

Adopted by the City of Busselton pursuant to Local Planning Scheme No.21 in accordance with delegation S7-01E of Council on the

.....17.....day of .December.2024.....

Signature:

CLIENT	
SCALE	A3@1:1,250
DATE	2 December 2024
PLAN No	IA Abbey-LDP-001
REVISION	C
PLANNER	N.G.
DRAWN	B.L.