

Local Development Plan Provisions

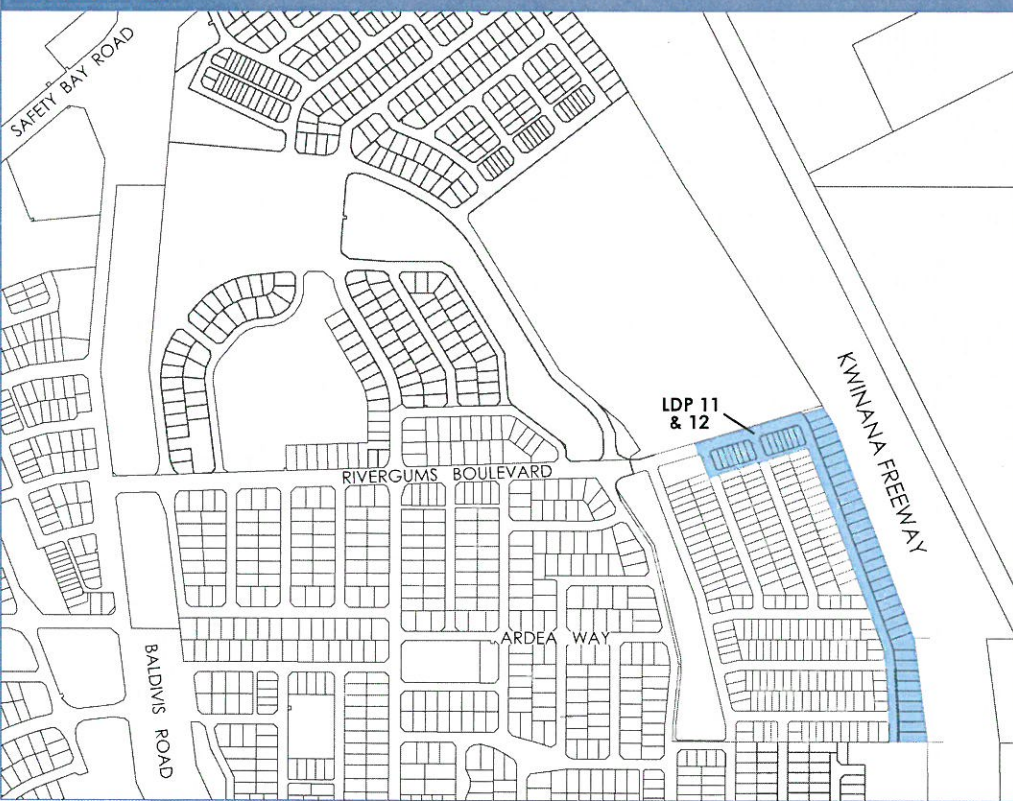
**STREETScape (REAR-LOADED – LANEWAY)**

1. Garages and Carports – minimum of 0.5m from laneway for Lots 36-42 & 78-84 (including eaves and fencing).

**OTHER PROVISIONS**

1. **NOISE**  
Buildings on Lots 82 - 84 & 123 - 156 identified as being noise affected must be design and constructed in accordance with a site-specific Acoustic Report prepared by a suitably qualified acoustic consultant demonstrating that the design of the dwelling complies with the 'Quiet House Design' provisions of the Western Australian Planning Commission's *State Planning Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.

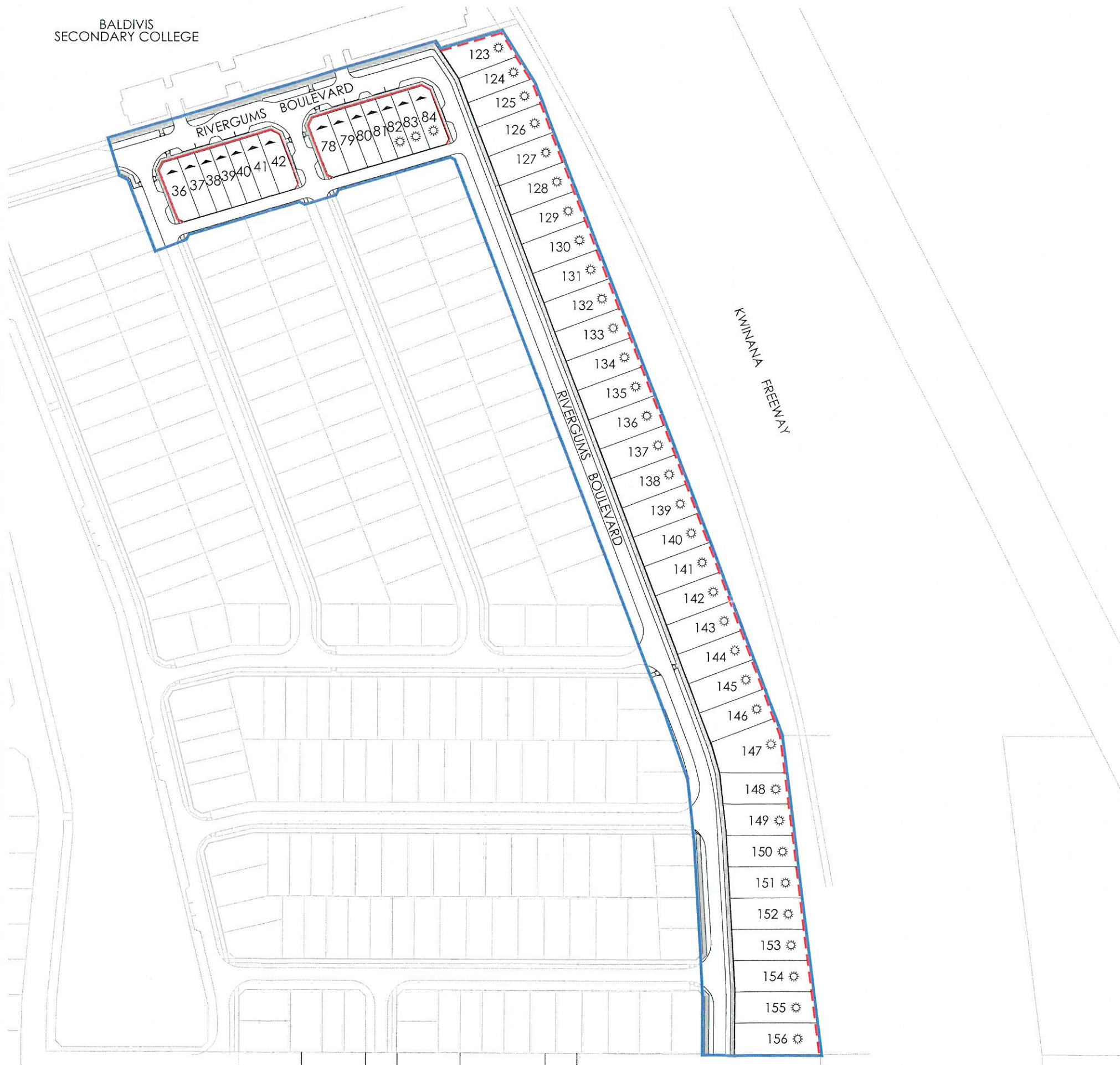
Location Plan



Legend

- Extent of Local Development Plan
- Lots which exceed noise target levels of WAPC Policy 5.4
- Acoustic Wall
- Footpath
- Dwelling Orientation
- No Vehicular Access

BALDIVIS  
SECONDARY COLLEGE



**LOCAL DEVELOPMENT PLAN STAGES 11 & 12**  
The Rivergums  
A Cedar Woods Project

**ENDORSEMENT TABLE**  
This Local Development Plan has been approved under delegated authority by the City pursuant to Clause 52(1)(a) of the deemed provisions of Town Planning Scheme No. 2

Authorised Officer	
Date	18/4/2017

Scale: 1:2000 @ A3  
0m 10 20m

DATE:	DESIGNED:	<b>Taylor Burrell Barnett</b> Town Planning and Design 187 Roberts Road Subiaco Western Australia 6008 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au
15/02/2017	KS	
12/04/2017	CS	
PCG 94	MH	

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