

## Local Development Plan Provisions

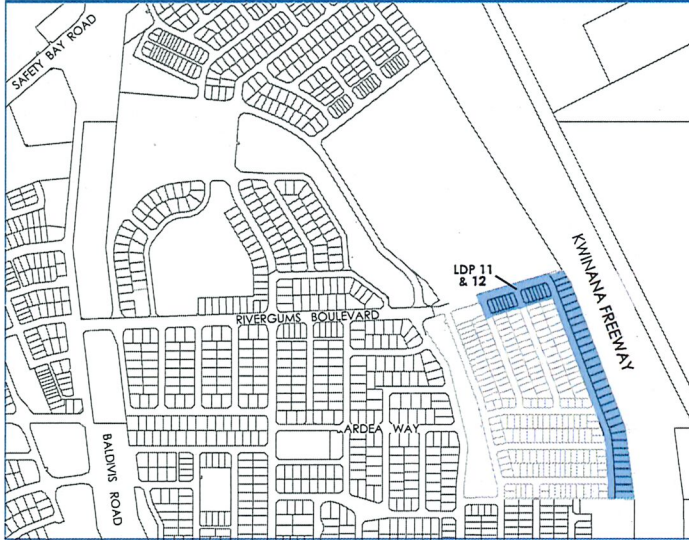
### STREETSCAPE (REAR-LOADED - LANEWAY)

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 – 135 & 2136 - 2155 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*.

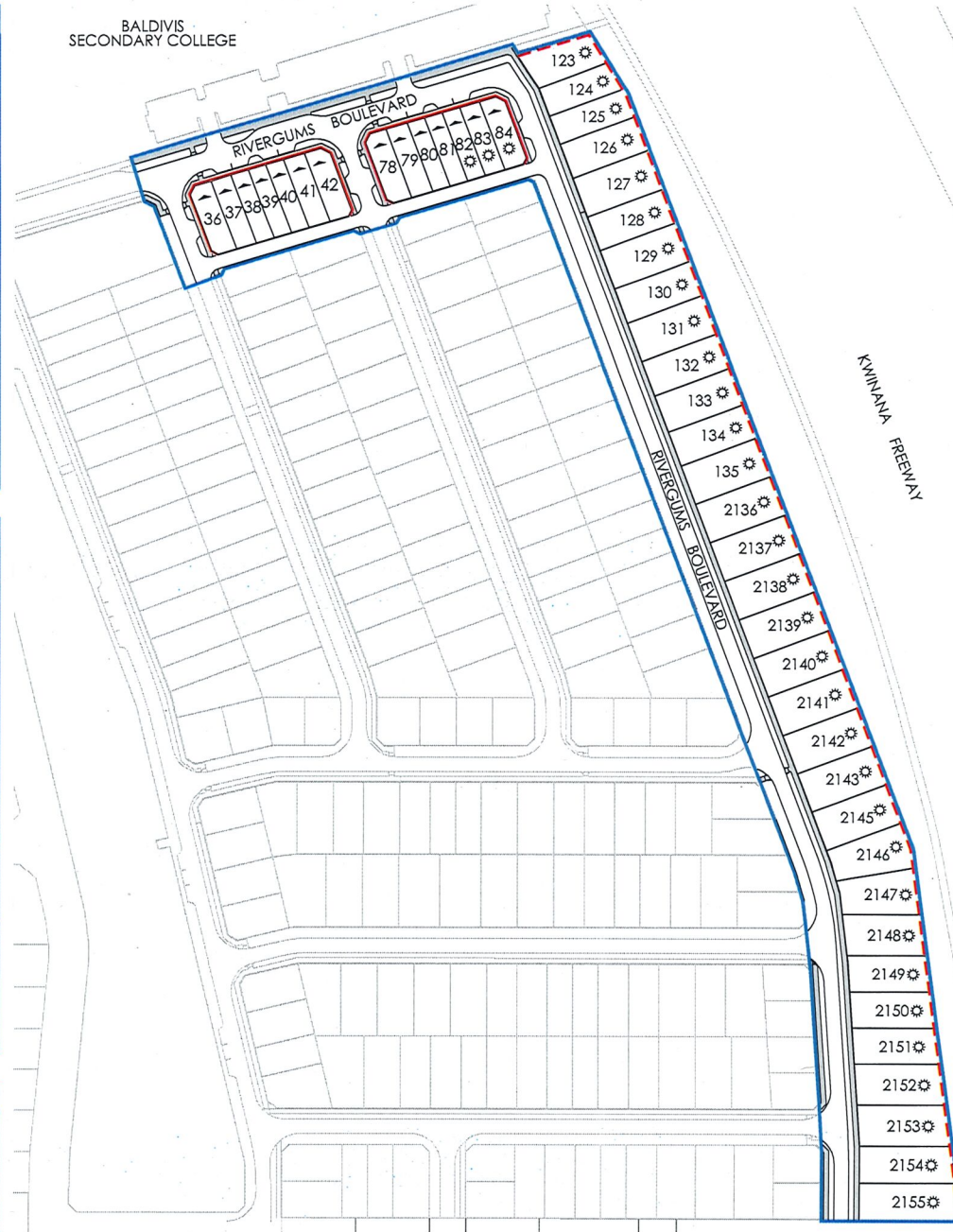
## Location Plan



## 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 27 Oct 2021



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