



LEGEND

- Lot subject to Local Development Plan
- Designated garage location
- Primary dwelling orientation
- Secondary dwelling orientation
- Noise attenuation required (refer Provision 4)
- Visually permeable fencing required (refer Provision 5)

PROVISIONS

- 1. General Requirements**
All requirements, other than those detailed within this LDP, of the *Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2 (TPS2)* and *State Planning Policy 7.3 Residential Design Codes (R Codes: Volume 1)* shall be satisfied.
- 2. Garage Location and Access**
Designated garage locations apply to those lots identified on the LDP, referencing the side of the lot to which the garage should be accessed.
- 3. Dwelling Orientation**
Primary dwelling orientations apply to those lots identified on the LDP, referencing the street to which the dwelling must address. Where a secondary dwelling orientation is specified, the dwelling should suitably address the nominated boundary to maximise visual surveillance and shall provide at least one major opening oriented to address the nominated boundary.
- 4. Noise Management**
'Noise Mitigation Package 1' treatments as per the *Transport Noise Assessment* dated 11 December 2014 are required for lots identified on the LDP as being affected by traffic noise associated with the future Tonkin Highway. Lots that require noise attenuation must have at least one outdoor living area located on the opposite side of the building from the Tonkin Highway and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level in accordance with *State Planning Policy 5.4 Road and Rail Noise*.
- 5. Lot 210 Specific Requirements**
Fencing to Lot 210 shall be visually permeable above 12 metres (measured from natural ground level) as identified on the LDP, where permitted under *State Planning Policy 5.4 Road and Rail Noise*.

ENDORSEMENT

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

Authorised Officer _____ Date _____