APPENDIX A

Site Layout – Master Plan

Noise Mitigation

At the time of subdivision assessment against SPP 5.4 and the Noise Exposure Forecast is required to determine the likely level of transport noise and management/mitigation required.

Fencing

Uniform 1.8m solid fencing as identified in the LDP map is to be provided by the subdivider and shall not be altered or removed and shall be wholly contained in the private lots.

Density

The R-Code density applicable to the lots subject of the LDP is as per the approved Glen Iris Structure Plan 2010 (R30).

Approval

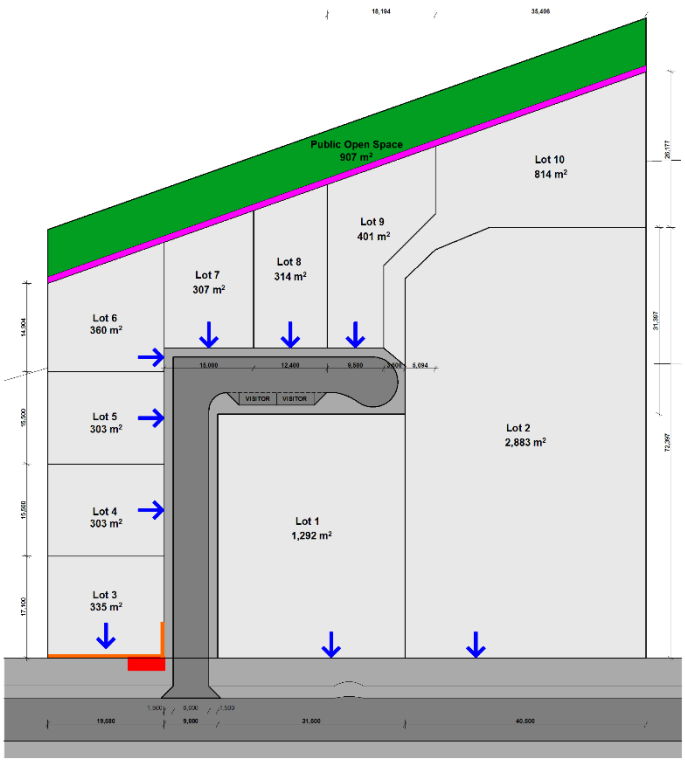
This Local Development Plan has been approved by the City of Bunbury under clause 52(1) of the Deemed Provisions of the City of Bunbury Local Planning Scheme No.8.

N

0m 5m 10m 20m

SCALE @ A3 1:500

LOT 206 (#25) JUBILEE ROAD, GLEN IRIS SITE PLAN SINGLE CUL-DE-SAC



Application of Local Development Plan

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

1. 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.

2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Codes

The R-Code applicable to these lots is as per the Glen Iris Structure Plan 2010 (R30)

Streetscape

Primary dwelling orientation to be as indicated

Noise Mitigation

At the time of subdivision assessment against SPP 5.4 and the Noise Exposure Forecast is required to determine the likely level of transport noise and management/mitigation required.

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.

Legend

- 1.8m Sound Barrier Fencing
- Designated Bin Pickup Area
- No vehicle access
- Primary dwelling orientation

Location Plan

N

0m 5m 10m 20m

SCALE @ A3 1:500