

Our Ref: LDP/22/2020
Fax: 9267 9444
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31 August 2020

Attn: Monique Thompson
CDP Town Planning and Urban Design
2/464 Murray St
PERTH WA 6000

Dear Madam

**LOCAL DEVELOPMENT PLAN – STAGE 6A – ILUMA PRIVATE ESTATE - LOT 44
COAST ROAD, BENNETT SPRINGS**

Further to your recent request for Council's endorsement of the Local Development Plan (LDP/22/2020) relating to Lot 44 Coast Road, BENNETT SPRINGS, I advise that the Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Patricia Hirst on 08 9267 9126.

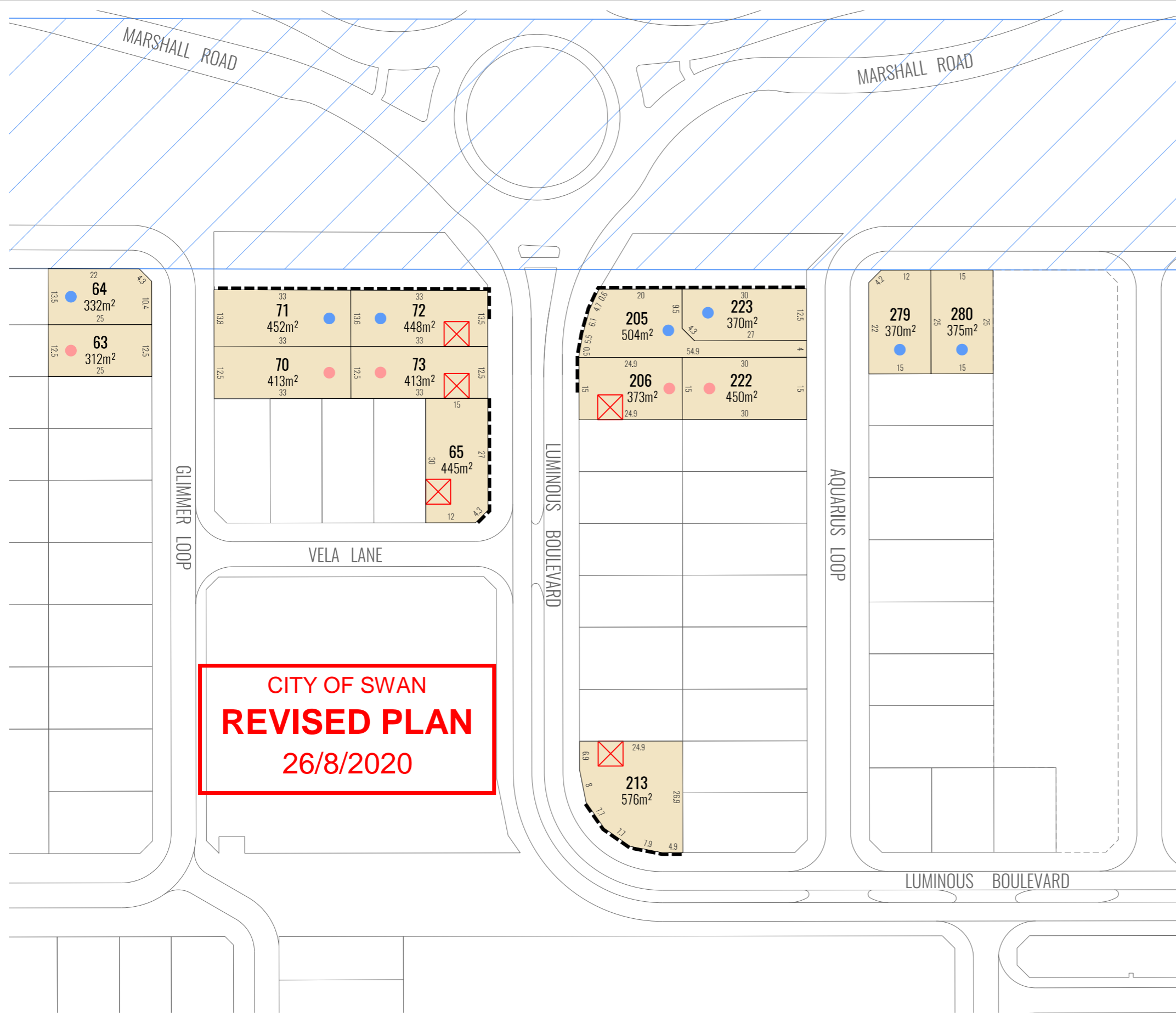
Yours faithfully



John Elliott
Coordinator – Statutory Project Planning
STATUTORY PLANNING

Enc.





LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS

The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the Local Planning Scheme No. 17 (LPS 17) and any relevant planning policy effective under LPS 17.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of LPS 17. The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.

The LDP provisions apply to those lots identified within the Local Development Plan boundary. The density code for each lot is as per the prevailing R-Codes Plan.

1. VEHICULAR ACCESS & GARAGES

a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

2. NOISE MANAGEMENT

a) Building permit applications submitted for lots requiring noise attenuating construction standards must demonstrate compliance with 'Quiet House Design Package A' and 'Quiet House Design Package B' (as illustrated) as described under Part 4 of the Implementation Guidelines for **State Planning Policy 5.4 - Road and Rail Noise (WAPC 2019)**. A design that does not comply with 'Quiet House Design Package A' or 'Quiet House Design Package B' will only be considered acceptable where supported by a detailed assessment from a competent person confirming compliance with the Guidelines. The City generally accepts members of the Australian Acoustical Society as competent in the assessment of architectural and building acoustics.

b) For lots requiring 'Quiet House Design Package A' or 'Quiet House Design Package B' (as illustrated), the location of the minimum prescribed Outdoor Living Area is recommended on the opposite side of the building from the transport corridor.

Alternatively, provision of solid fencing of 2.0m - 2.4m high is required, pursuant to Table 6.3 of **State Planning Policy 5.4 - Road and Rail Noise**, for noise attenuation purposes, and subject to the applicable Quiet House Design Package.

c) Where two-storey development is proposed on lots requiring noise attenuating construction standards ('Quiet House Design A' or 'Quiet House Design B' as illustrated on the Local Development Plan), specialist advice from a suitably qualified Acoustic Consultant is required.

LEGEND

- LOTS SUBJECT TO LDP
- NO VEHICLE ACCESS
- DESIGNATED GARAGE LOCATION
- QUIET HOUSE DESIGN - PACKAGE A
- QUIET HOUSE DESIGN - PACKAGE B
- POWERLINE EASEMENT

**CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN**

The development guidelines as shown on this plan are subject to Council and sign-off by the Principal Planner.

Reference No.: LDP/22/2020
 Approval Date: 01 Sep 2020
 Expiration Date: 01 Sep 2030
 (unless revoked earlier)

Principal Planner: Date: _____
 CoS Ref: _____ Delegated Authority Officer: John Elliott



LOCAL DEVELOPMENT PLAN
 Stage 6A - Illuma Private Estate
 A Mirvac Project

NORTH
 Scale: 1:1000 @ A3
 0 10 20 30m
 PLAN: MRWS-4-006C REVISION: C
 DATE: 26/08/2020 DRAWN: JP
 PROJECTION: PCG 94 PLANNER: MT
 DATUM: AHD CHECK: JH



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