

**INSET 1**



**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.

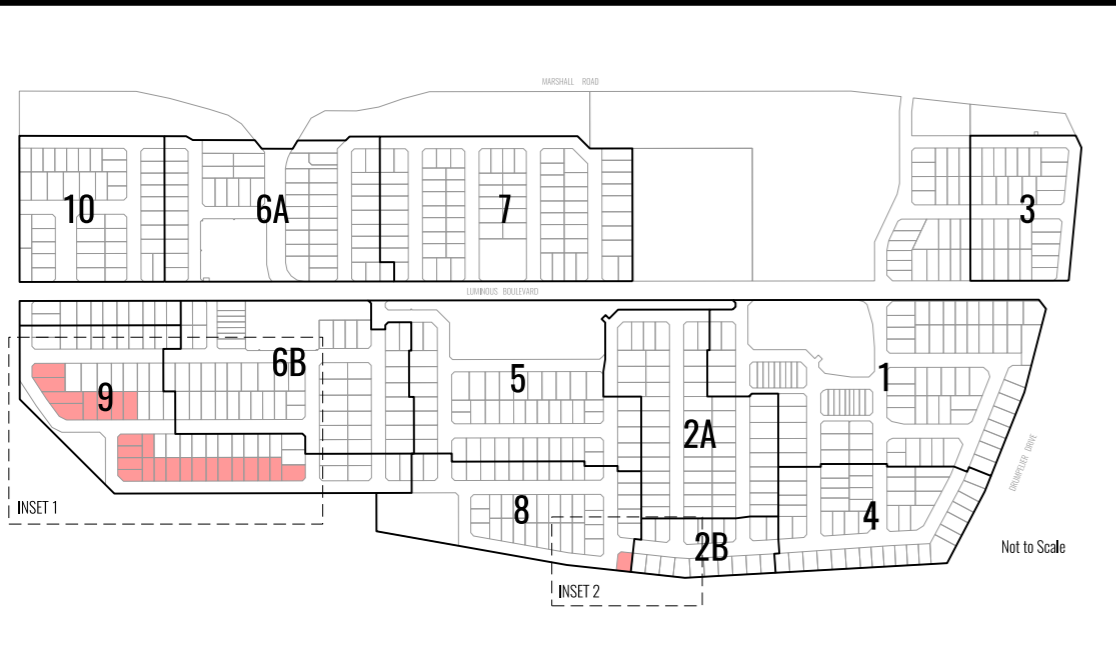
**1. NOISE MANAGEMENT**

- a) Building 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), as amended**. This shall be demonstrated by written confirmation received from a licensed building surveyor that the design complies with all the design requirements for the relevant Quiet House package.
- b) Where a design does not fully comply with the listed Quiet House design requirements:  
The Building application is required to include written advice from a suitably qualified acoustic consultant, confirming that the design will meet the target noise levels as stipulated in State Planning Policy 5.4, to the satisfaction of the City of Swan.
- c) Where two-storey development is proposed on lots requiring Quiet House Package A or B (as shown):  
The Building application is required to include written advice from a suitably qualified acoustic consultant, confirming that the design will meet the target noise levels as stipulated in State Planning Policy 5.4, to the satisfaction of the City of Swan.
- d) Note that the Quiet House Packages (as at 2019) include requirements for the location of Outdoor Living Areas. Outdoor Living Areas are as prescribed in the Residential Design Codes (including provisions for size and dimensions).

Quiet House A	At least one outdoor living area located on the opposite side of the building from the transport corridor 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.
Quiet House B	At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.

Note on Acoustic Consultants: State Planning Policy 5.4 provides guidance as to what comprises a "suitably qualified" acoustic consultant.

**LOCATION PLAN**



**INSET 2**



**LEGEND**

- LOTS SUBJECT TO LDP
- UPPER FLOOR - PACKAGE A  
GROUND FLOOR - STANDARD CONSTRUCTION
- UPPER FLOOR - PACKAGE A  
GROUND FLOOR - PACKAGE A
- UPPER FLOOR - PACKAGE B  
GROUND FLOOR - PACKAGE A
- UPPER FLOOR - PACKAGE B  
GROUND FLOOR - PACKAGE B

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

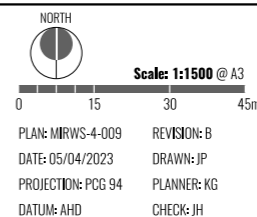
*Rebecca Lodge*  
Principal Planner & Co-ordinator Statutory Planning  
Date: 24 April 2023  
LDP/4/2023



**LOCAL DEVELOPMENT PLAN**

Stage 8 & 9 - Iluma Private Estate

A Mirvac Project



PLAN: MRWS-4-009  
DATE: 05/04/2023  
PROJECTION: PCG 94  
DATUM: AHD

REVISION: B  
DRAWN: JP  
PLANNER: KG  
CHECK: JH



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