

Our Ref: LDP/35/2020
Fax: 9267 9444
Web Address: www.cityofswan.com

18 December 2020

Cdp Town Planning and Urban Design
2/464 Murray St
PERTH WA 6000

Dear Sir

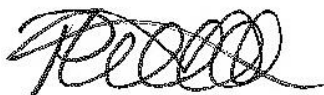
**LOCAL DEVELOPMENT PLAN - STAGE 7 - ILUMA PRIVATE ESTATE- LOTS 9012,
9013 AND 801 (NO.60) LUMINOUS BOULEVARD, BENNETT SPRINGS**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lots 9012, 9013 and 801 (No.60) Luminous Boulevard, BENNETT SPRINGS, I advise that the revised 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 Chris Fudge on 08 9267 9355.

Yours faithfully



Patricia Wojcik
**Coordinator, Development Assessment & Appeals
STATUTORY PLANNING**



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 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.

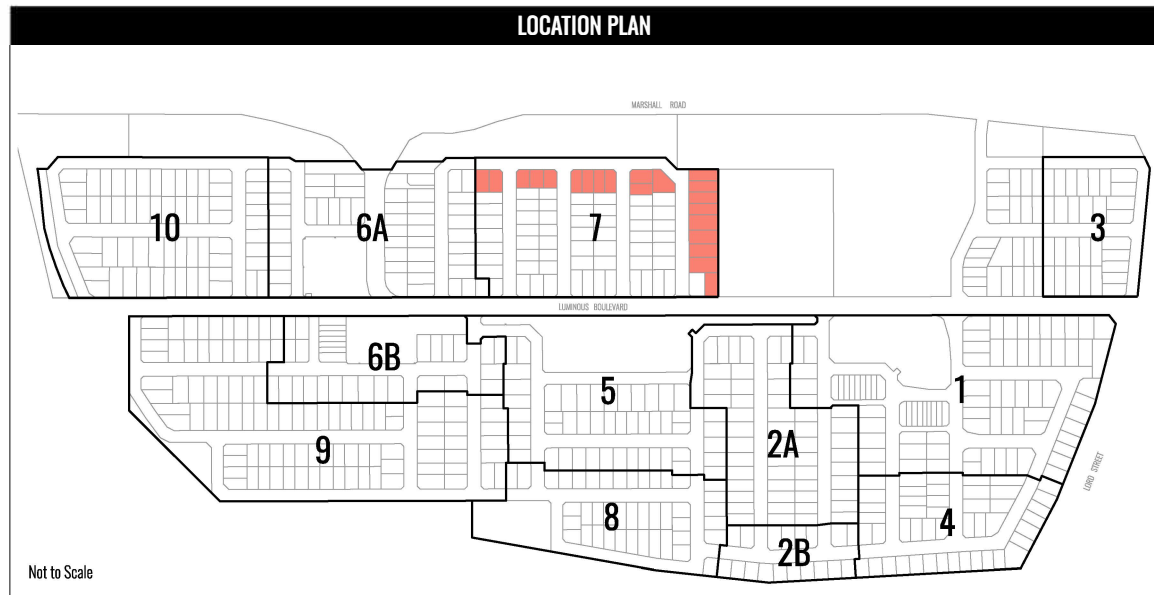
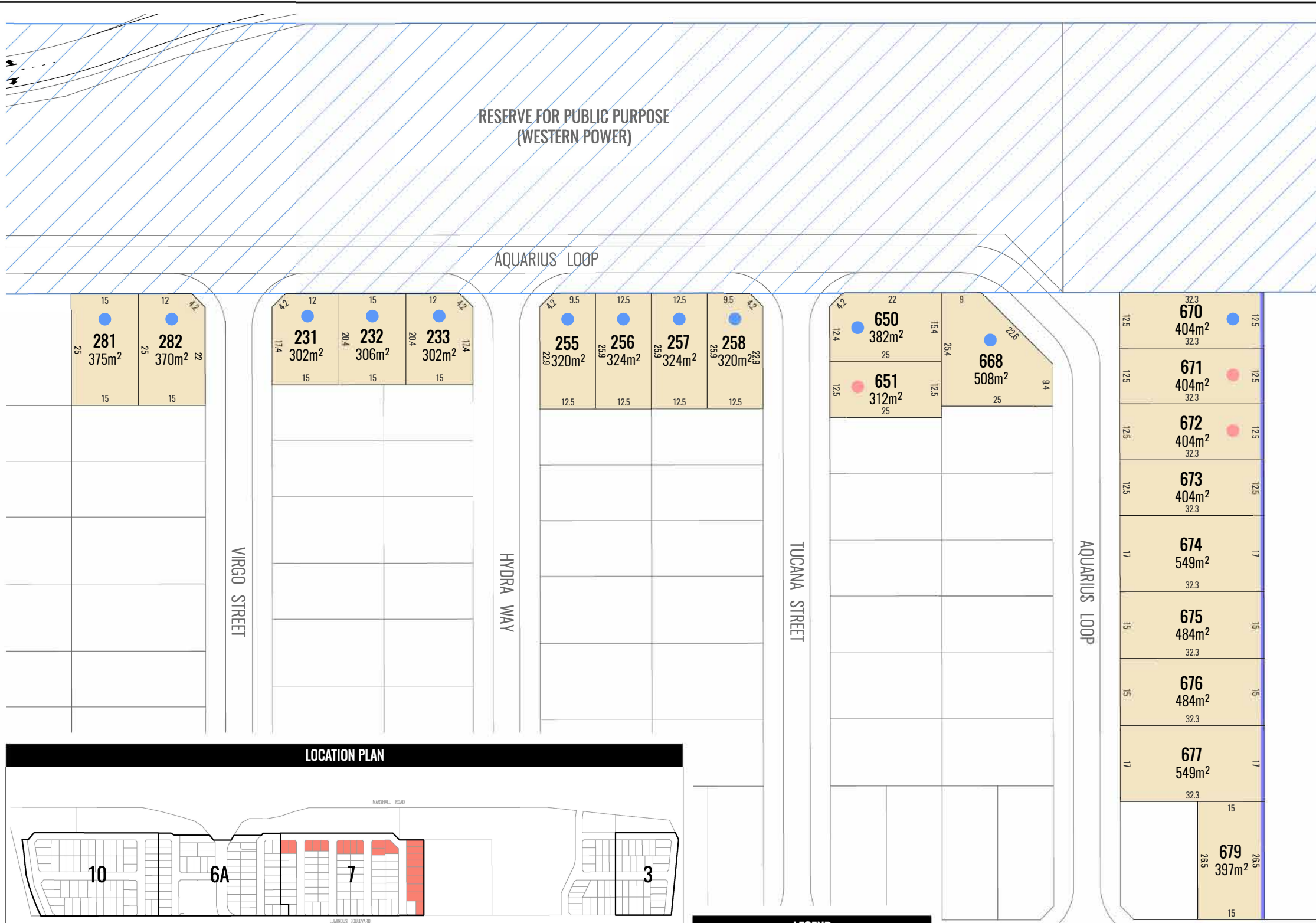
b) For lots requiring 'Quiet House Design Package A' or 'Quiet House Design Package B' (as illustrated), the location of the minimum prescribed Outdoor Living Area is recommended on the opposite side of the building from the transport corridor.

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), speciality advice from a suitably qualified Acoustic Consultant is required.

2. UNIFORM ESTATE BOUNDARY FENCING

a) Uniform fencing is provided as shown on the Local Development Plan.



LEGEND

- LOTS SUBJECT TO LDP
- UNIFORM FENCING
- QUIET HOUSE DESIGN - PACKAGE A
- QUIET HOUSE DESIGN - PACKAGE B
- POWERLINE EASEMENT

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

Patricia Wojcik
Patricia Wojcik
DELEGATED OFFICER, STATUTORY PLANNING

18 December 2020

Date **LDP/35/2020**

CoS Ref



LOCAL DEVELOPMENT PLAN
Stage 7 - Iluma Private Estate
A Mirvac Project

NORTH

Scale: 1:1000 @ A3

0 10 20 30m

PLAN: MIRWS-4-007 REVISION: A
DATE: 30/11/2020 DRAWN: JP
PROJECTION: PCG 94 PLANNER: MT
DATUM: AHD CHECK: JH



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