

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP/14/2020
 Approval Date: 29 Jun 2020
 Expiration Date: 29 Jun 2030
 (unless revoked earlier)
 Delegated Authority Officer:


 John Elliott

CITY OF SWAN
 STATUTORY PLANNING
RECEIVED
24 Jun 2020

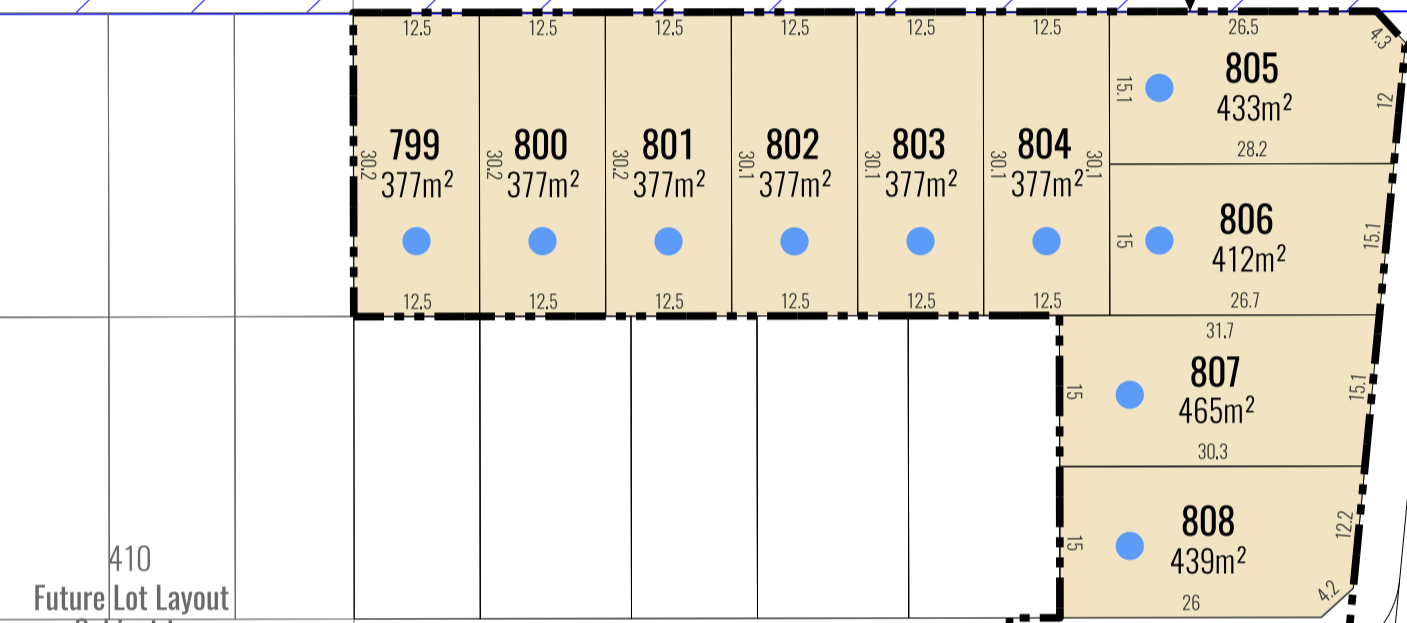
A 1.8m high fence is required along the northern boundary, between western boundary and residential building, to screen the designated outdoor living area from traffic noise. This provision is void if the building provides adequate screening.

Reserve for Public Purpose
 (Western Power)

LUSTRE ROAD

ILLUME WAY

LUMINOUS BOULEVARD



LEGEND

- LDP BOUNDARY
- QUIET HOUSE DESIGN - PACKAGE A
- QUIET HOUSE DESIGN - PACKAGE B
- POWERLINE EASEMENT
- PRIMARY REGIONAL ROAD RESERVATION

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.

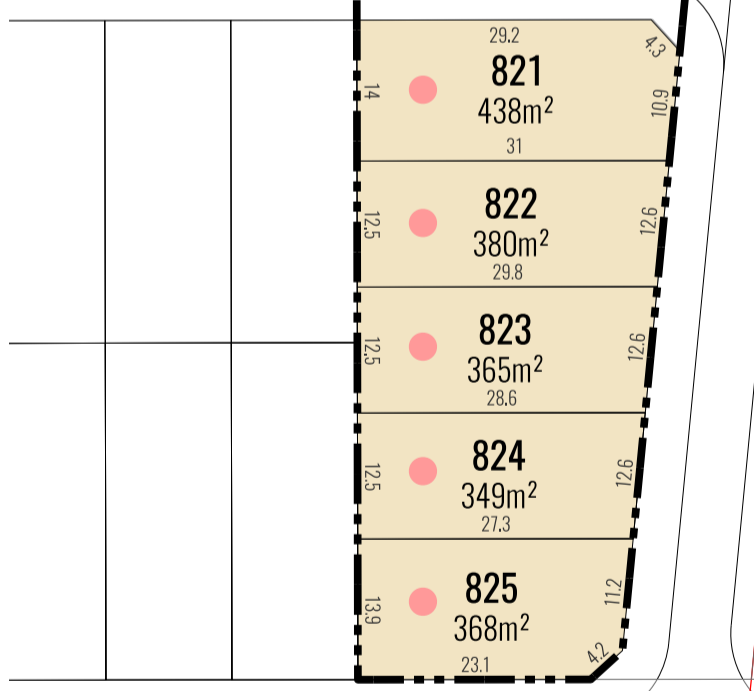
1. NOISE MANAGEMENT

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. The City generally accepts members of the Australian Acoustical Society as competent in the assessment of architectural and building acoustics.

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

Principal Planner / Co-ordinator Statutory Planning _____ Date _____

CoS Ref _____



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