

Our Ref: LDP/15/2021/A
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22 March 2022

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Dear Sir

**LOCAL DEVELOPMENT PLAN – STAGE 1 BENNETT QUARTER - LOT 624 (NO.158)
AND LOT 625 (NO.194) MARSHALL ROAD, BENNETT SPRINGS**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 624 (No.158) and Lot 625 (No.194) Marshall Road, 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.

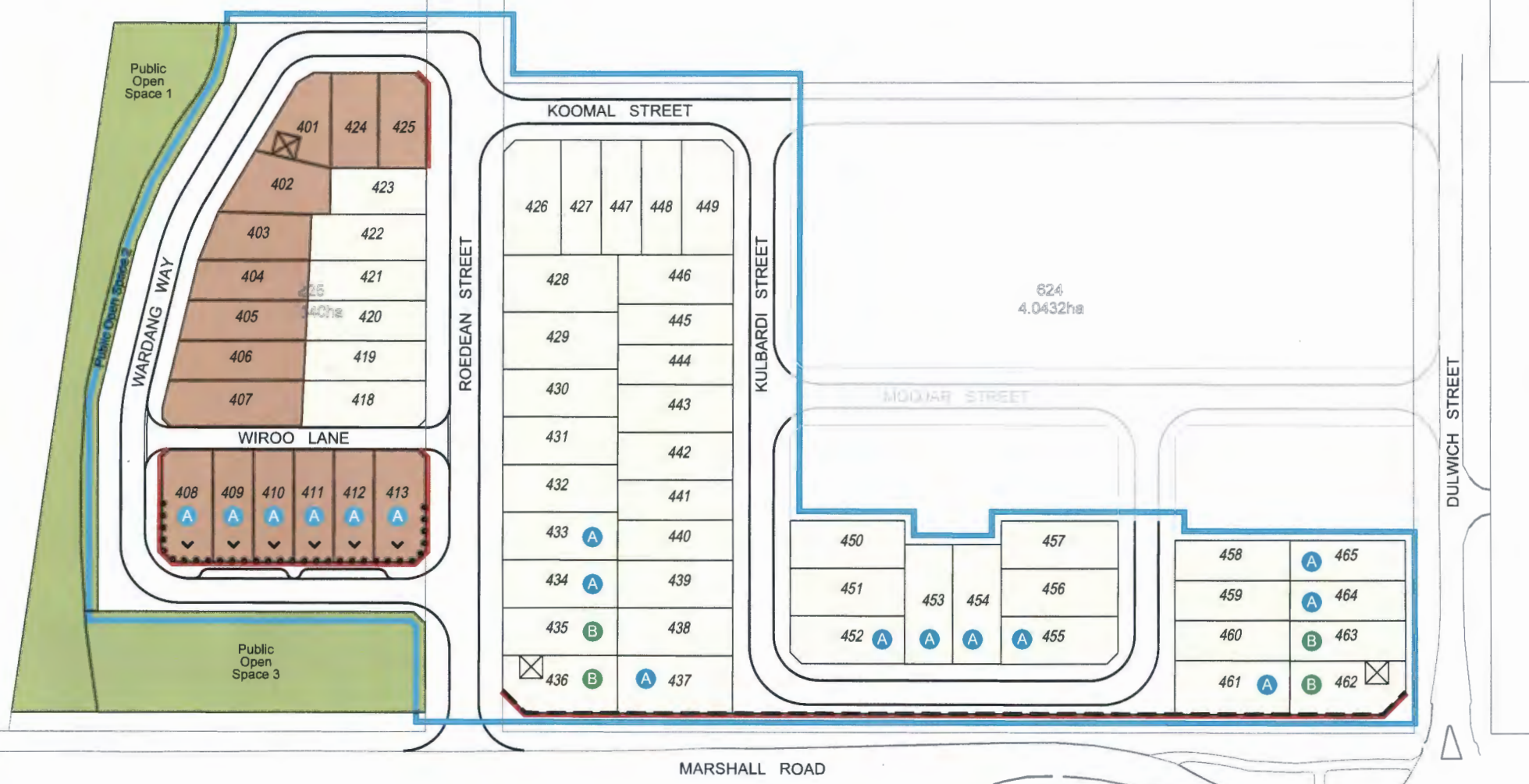
Should you have any queries regarding this matter, please do not hesitate to contact Dawie Jansen van Rensburg on 08 9267 9495.

Yours faithfully

Chris Fudge
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING



Legend			
	Extent of Local Development Plan		Visually Permeable Uniform Fencing
	R30 Subject Lots		Noise Attenuation Wall
	R40 Subject Lots		Quiet House Design - Package A (Ground Floor Level)
	Public Open Space		Quiet House Design - Package B (Ground Floor Level)
	Designated Garage/Carport Location		No Vehicle Access Permitted
	Primary Dwelling Orientation		



Local Development Plan Standards

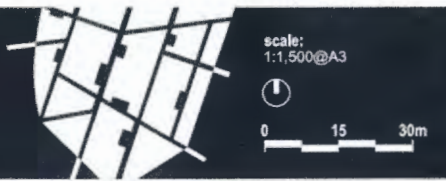
- 1 GENERAL**
 - 1.1 The standards outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes), Local Planning Scheme No. 17 (LSP 17) and Local Planning Policy (LPP) POL-LP-11. The requirements of the R-Codes and LPS 17, including LPP POL-LP-11 and any other LPPs, shall be satisfied in all other matters.
 - 1.2 Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required.
 - 1.3 Minor variations to the requirements of the R-Codes and to the provisions of this LDP may be approved by the City of Swan.
 - 1.4 The density code for each lot is as per the Density Coding Plan.
- 2 LOTS 408-413**
 - 2.1 At least one major opening to a habitable room shall overlook Public Open Space 3.
 - 2.2 Garages shall be setback a minimum of 1.0m from Wiroom Lane.
 - 2.3 1.5m x 1.0m bin-recess areas shall be provided within the laneway setback area; these may be provided in front of the garage door.
- 3 LOTS 437 & 461**
 - 3.1 Driveways may be located closer than 6m to a street corner to co-ordinate with garages / carports.
- 4 NOISE ATTENUATION**
 - 4.1 Lots requiring noise attenuation construction standards must demonstrate compliance with 'Quiet House Design Package A or B' (as indicated on this LDP) 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 B' will only be considered acceptable where supported by a detailed assessment from a qualified practitioner confirming compliance of the Guidelines.

Endorsement Table
This Local Development Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning
Manager/Coordinator Statutory Planning <i>[Signature]</i>
Date <u>22/03/22</u> CoS Ref: <u>LDP-15/2021/A</u>

Amendment Table		
Amendment No.	Summary of Amendment	Date endorsed by local government
1	Modifying LDP in accordance with Revised Plan of Subdivision - reducing the number of laneway lots	22/03/22



Local Development Plan
 LOT 624 & 625 MARSHALL ROAD, BENNETT SPRINGS



scale: 1:1,500@A3
 plan: 15/095/040i
 date: 3rd Feb 2022
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