

Our Ref: LDP/13/2022  
Fax: 9267 9444

27 October 2022

Taylor Burrell Barnett Town Planning and Design  
Level 7 160 St Georges Tce  
PERTH WA 6000

Dear Sir

**LOCAL DEVELOPMENT PLAN – LOT 625 NO.194 MARSHALL ROAD BENNETT  
SPRINGS WA 6063 -**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 625 No.194 Marshall Road BENNETT SPRINGS WA 6063, 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 Rohan Sim on 08 9267 9247.



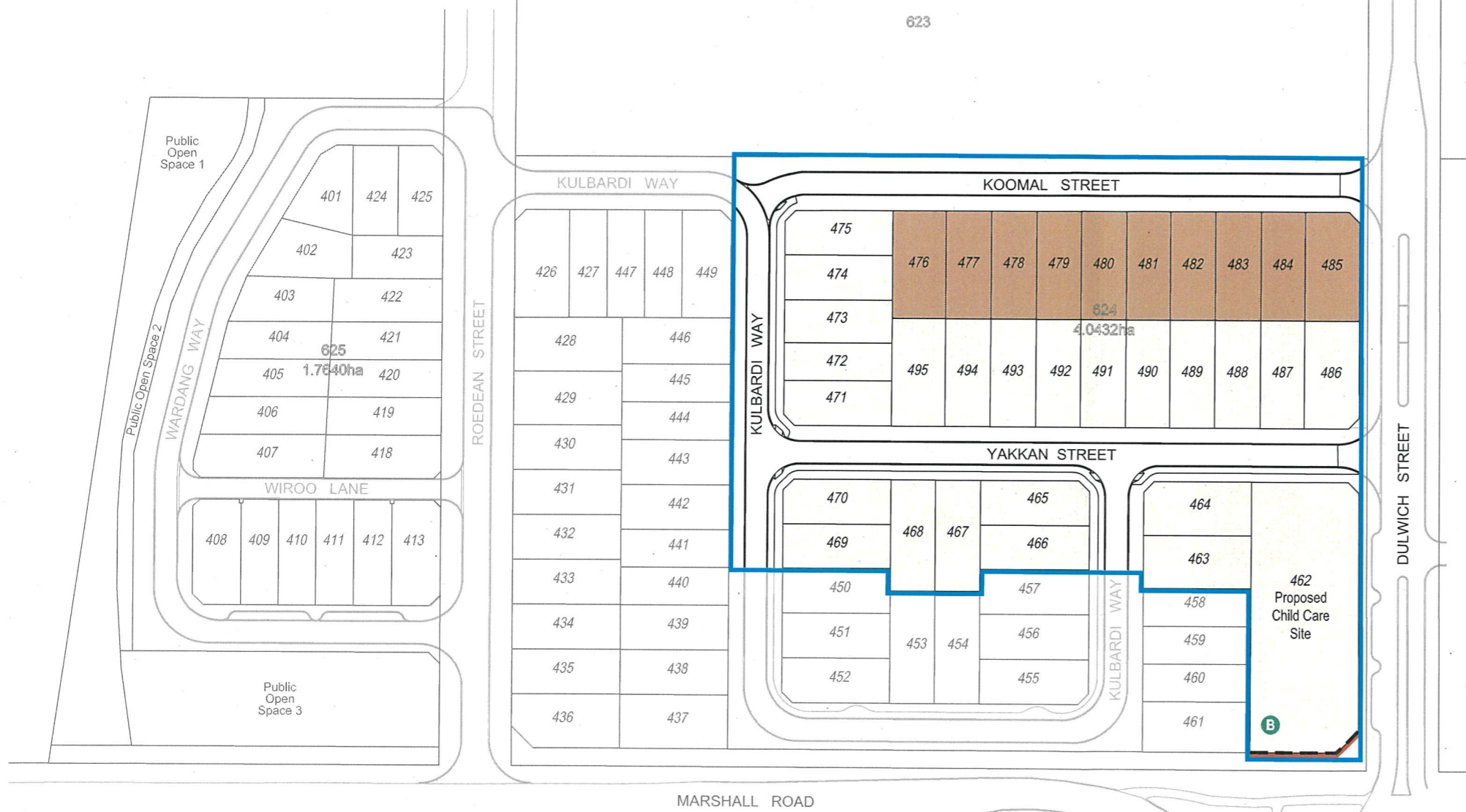
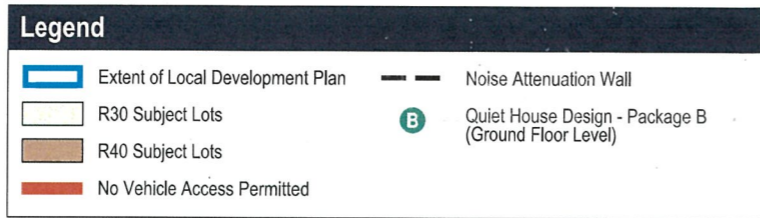
**Philip Russell**  
Manager  
STATUTORY PLANNING



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[www.swan.wa.gov.au](http://www.swan.wa.gov.au)



**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 NOISE ATTENUATION**
- 2.1 The ground floor level of Lot 462 must demonstrate compliance with 'Quiet House Design Package B' (as indicated on this LDP) as described under Part 4 for of the Implementation Guidelines for State Planning Policy 5.4 – Road and Rail Noise (WAPC 2019).
  - 2.2 Any proposal for a double storey (or higher) development on Lot 462 will require a site specific detailed noise assessment from a suitably qualified practitioner confirming compliance with the Implementation Guidelines for State Planning Policy 5.4 Road and Rail Noise.

**Endorsement Table**

This Local Development Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning

Manager/Coordinator Statutory Planning

Date: 26/10/22 CoS Ref: LDP/13/2022



**Local Development Plan**  
LOT 624 MARSHALL ROAD, BENNETT SPRINGS

scale:  
1:1,500@A3



plan:  
15/095/048A

date:  
18th Oct 2022

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