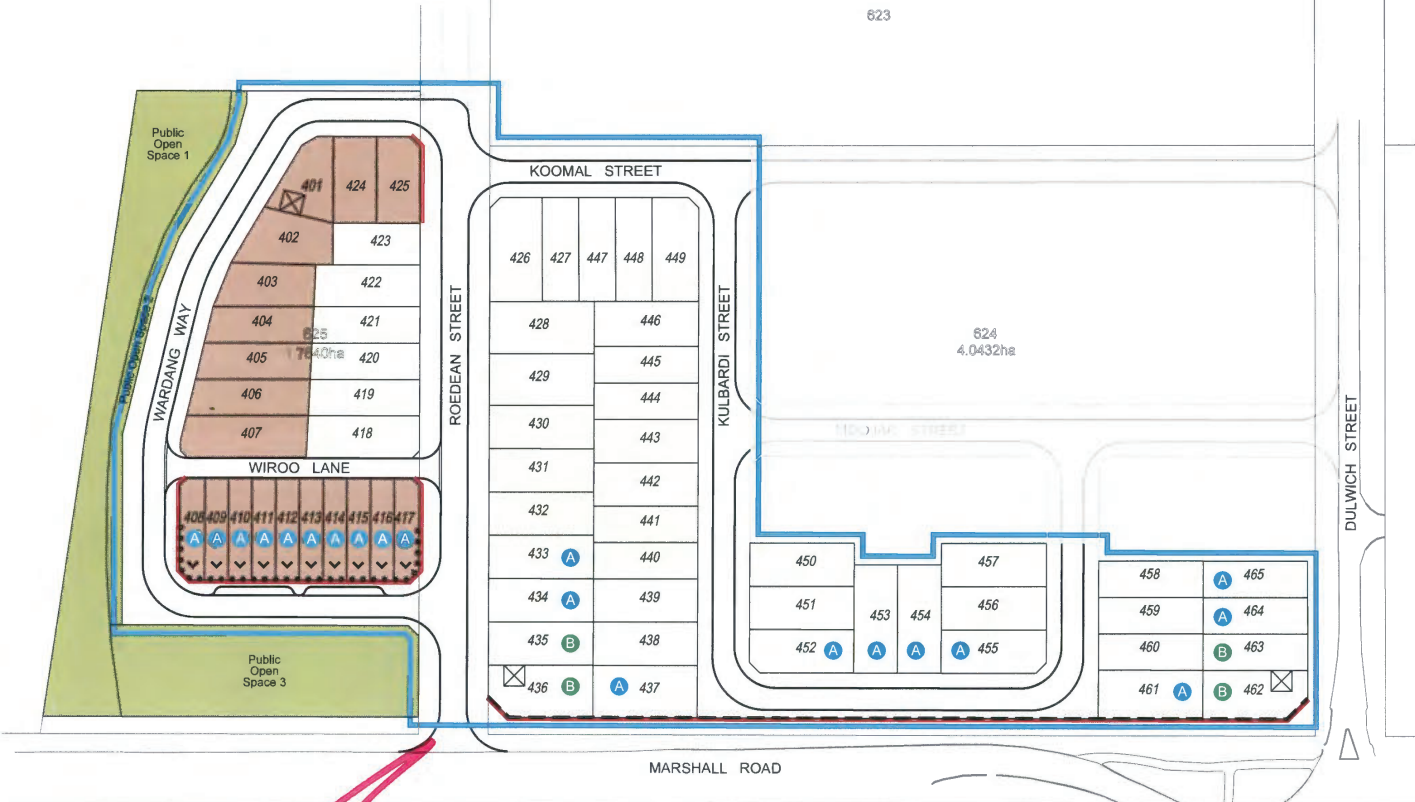


**CITY OF SWAN**  
10 SEP 2021  
**RECEIVED**

**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 408-417**
  - 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 Wiroo 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.



**CITY OF SWAN**  
**Planning Information**  
ECM Doc Set ID: 6913382  
Approval Date: 30/09/2021

*Disclaimer:  
The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*

**Endorsement Table**

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

Manager/Coordinator Statutory Planning: \_\_\_\_\_

Date: **30/9/21** CoS Ref: **LDP-15/2021**



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

scale: 1:1500@A3  
plan: 15/095/040H  
date: 10th Sept 2021

Taylor Burrell Barnett Town Planning & Design  
Level 7, 160 St Georges Terrace, Perth WA 6000  
e: admin@tbbplanning.com.au  
p: (08) 9226 4276

Taylor Burrell Barnett