



## PROVISIONS

1. 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 Local Planning Scheme No.17 (LPS 17). The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.

### NOISE AFFECTED LOTS

2. Quiet House Design requirements are applicable to all noise affected lots identified on this Local Development Plan. The applicable Quiet House Design requirements are set out in the Midvale Local Structure Plan Road and Rail Acoustic Assessment (Ref: 18993-4-14276-02, dated May 2016) prepared by Herring Storer Acoustics.
3. Modifications to the Quiet House Design requirements may be approved by the City where it can be demonstrated that proposed development will be provided an acceptable level of acoustic amenity, and subject to the development proposal being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.
4. The acoustic wall installed by the developer shall not be reduced in height and may only be repaired/replaced with like materials to the satisfaction of the City of Swan.

#### For Lot 499:

5. The visually permeable uniform fencing installed by the developer on the POS boundary shall not be modified, including the installation of any screening materials, and may only be repaired / replaced with like materials to the satisfaction of the City of Swan.
6. Development shall be set back a minimum distance of 1m from the public open space boundary.
7. Provide surveillance to the public open space through the location of a major opening from a habitable room on both ground and upper storey levels (if applicable), facing the public open space.

#### For Lot 530:

8. The primary street setback is to be a minimum of 3m, with no average. A porch or veranda is to be a minimum of 1.5m (from the primary street).
9. The secondary street setback is to be a minimum of 1.5m.
10. Provide surveillance to both the primary and secondary street frontages through the location of a major opening from a habitable room on both the ground and upper storeys (if applicable), facing the street and the public open space.
11. Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

### LEGEND

- LDP Boundary
- Acoustic Wall
- Visually Permeable Fencing
- Quiet House Design (Required)
- Upper Floor - Package B  
Ground Floor - Package A
- Upper Floor - Package C  
Ground Floor - Package B
- Preferred Garage Location (single house only)

#### ENDORSEMENT TABLE

City Ref. No. LDP-27/2020/A

Delegated Officer, City of Swan

Date

This Local Development Plan has been approved under delegation in accordance with Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.