

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), the *Movida - Stage 7A Road and Rail Noise Impact Acoustic Assessment*, (Ref: 31470-1-14276-06, dated August 2023) and the *Stage 12 Rail Noise Impact Acoustic Assessment* (Ref: 30622-2-14276-07, dated December 2023) 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.

PUBLIC OPEN SPACE INTERFACE

(Lots 649, 808, 809 and 810)

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) for each individual dwelling with an elevation that faces the public open space.

VEHICLE ACCESS





(Lots 585, 588, 649, 650, 651, 652, 653, 655, 656 and 661)

8. Vehicular access to onsite car parking spaces is permitted from the primary street frontage, and garage locations may be provided where identified on the LDP.

LEGEND

-  LDP Area
-  Acoustic Wall
-  Visually Permeable Fencing
-  Designated Garage Location

Quiet House Design Package

-  Upper Floor - Package B
-  Ground Floor - Package A
-  Upper Floor - Package B
-  Ground Floor - Package B
-  Upper Floor - Package C
-  Ground Floor - Package B

CITY OF SWAN APPROVED LOCAL DEVELOPMENT PLAN

Reference No.: LDP-20/2024
Approval Date: 29 Oct 2024
Expiration Date: 29/10/2034
(unless revoked earlier)

Celina Chave

DELEGATED AUTHORITY OFFICER

