



**CITY OF SWAN**  
15 MAR 2018  
**RECEIVED**

**LEGEND**  
EXISTING BOUNDARIES ———  
PROPOSED BOUNDARIES ———  
LOCAL DEVELOPMENT  
PLAN AREA

**PREAMBLE**

THIS PROPERTY IS THE SUBJECT OF WAPC SUBDIVISION APPROVAL 15198 AND IS LOCATED ADJACENT TO A FREIGHT RAIL CORRIDOR. IN ORDER TO AMELIORATE THE NOISE ASSOCIATED WITH THE FREIGHT MOVEMENTS, THE WAPC INCLUDED TWO RELATED CONDITIONS IN ITS SUBDIVISION APPROVAL: THAT A NOISE BARRIER (MASONRY WALL OR EQUIVALENT PRECAST CONCRETE PANELS AND POSTS WALL) WITH A MINIMUM HEIGHT OF 2.2 METRES BE CONSTRUCTED ALONG THE RAILWAY RESERVE BOUNDARY, AND THAT A LOCAL DEVELOPMENT PLAN BE PREPARED AND APPROVED FOR CERTAIN LOTS ADJOINING THE RAIL CORRIDOR TO ADDRESS THE NOISE ATTENUATION MEASURES CONTAINED IN THE HERRING STORER ACOUSTICS REPORT DATED APRIL 2012.

**LOCAL DEVELOPMENT PLAN PROVISIONS**

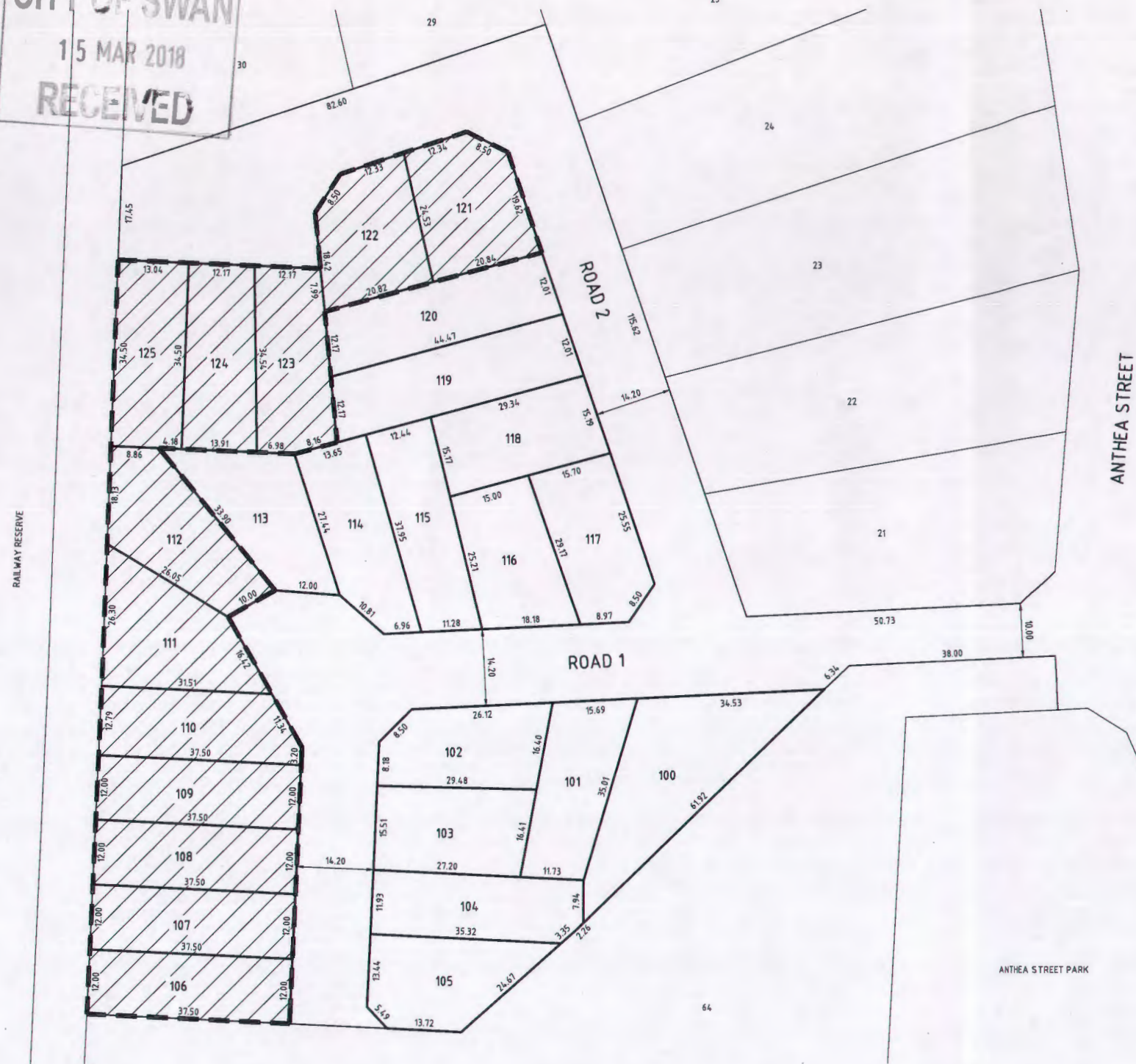
1. THIS LOCAL DEVELOPMENT PLAN HAS BEEN PREPARED PURSUANT TO CLAUSE 48 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015.
2. THIS LOCAL DEVELOPMENT PLAN RELATES TO LOTS 106 TO 112 INCLUSIVE AND LOTS 121 TO 125 INCLUSIVE ON DEPOSITED PLAN 408076 WHICH ARE CONTAINED WITHIN THE LOCAL DEVELOPMENT PLAN BOUNDARY.
3. THE FOLLOWING PROVISION IS DERIVED FROM THE HERRING STORER ACOUSTICS REPORT DATED APRIL 2012 AND THEIR SUPPLEMENTARY LETTER DATED 06/02/2018 AND THE PROVISION OF A 2.2 METRE NOISE BARRIER ALONG THE RAIL CORRIDOR BOUNDARY.
4. ALL DWELLINGS CONSTRUCTED ON LOTS 106 TO 112 INCLUSIVE AND LOTS 124 AND 125 WITHIN THE AREA OF THIS LOCAL DEVELOPMENT PLAN SHALL COMPLY WITH THE FOLLOWING PROVISIONS AS SET OUT IN THE HERRING STORER ACOUSTICS REPORT DATED APRIL 2012 AND THEIR SUPPLEMENTING LETTER DATED 06/02/2018 OR ALTERNATIVELY APPROVED BY A QUALIFIED ACOUSTIC CONSULTANT:
  - a. GROUND FLOOR

ROOM TYPE	ORIENTATION	MEASURES
BEDROOMS	FACING RAIL CORRIDOR	<ul style="list-style-type: none"> <li>• 10MM LAMINATED GLAZING.</li> <li>• CASEMENT OR AWNING WINDOWS.</li> <li>• NO EXTERNAL DOORS.</li> <li>• CLOSED EAVES.</li> <li>• NO VENTS TO OUTSIDE WALLS/EAVES.</li> <li>• MECHANICAL VENTILATION/AIR CONDITIONING.</li> </ul>
	SIDE ON TO CORRIDOR	<ul style="list-style-type: none"> <li>• 6MM LAMINATED GLAZING.</li> <li>• CLOSED EAVES.</li> <li>• MECHANICAL VENTILATION/AIR CONDITIONING.</li> </ul>
	AWAY FROM CORRIDOR	• NO REQUIREMENTS
LIVING & WORK AREAS	FACING CORRIDOR	<ul style="list-style-type: none"> <li>• 10MM LAMINATED GLAZING.</li> <li>• CASEMENT OR AWNING WINDOWS.</li> <li>• 40MM (MIN) SOLID CORE EXTERNAL DOORS WITH ACOUSTIC SEALS. GLAZING PANELS ARE ACCEPTABLE BUT MUST MEET MINIMUM GLAZING REQUIREMENTS.</li> <li>• SLIDING DOORS MUST BE FITTED WITH ACOUSTIC SEALS.</li> <li>• CLOSED EAVES.</li> <li>• NO VENTS TO OUTSIDE WALLS/EAVES.</li> <li>• MECHANICAL VENTILATION/AIR CONDITIONING.</li> </ul>
	SIDE ON TO CORRIDOR	<ul style="list-style-type: none"> <li>• 6MM GLAZING.</li> <li>• CLOSED EAVES.</li> <li>• MECHANICAL VENTILATION/AIR CONDITIONING.</li> </ul>
	AWAY FROM CORRIDOR	• NO REQUIREMENTS
OTHER OUTDOOR AREAS (BALCONIES, ALFRESCO, ETC.)	FACING OR SIDE ON TO CORRIDOR	<ul style="list-style-type: none"> <li>• MINIMUM 2.4M SOLID FENCE (E.G. BRICK, LIMESTONE OR HARDIFENCE).</li> <li>• COLORBOND AND PICKET FENCES ARE NOT ACCEPTABLE.</li> </ul>
	AWAY FROM CORRIDOR	• NO REQUIREMENTS

**b. FIRST FLOOR**

IN ADDITION TO THE MEASURES ABOVE FOR THE GROUND FLOOR THE FOLLOWING ADDITIONAL REQUIREMENTS APPLY FOR THE FIRST FLOOR:

- BEDROOMS ARE NOT TO BE LOCATED ON THE FAÇADE FACING THE CORRIDOR.
  - WINDOWS TO LIVING SPACES ON THE FAÇADE FACING THE CORRIDOR TO BE 10.5MM THICK LAMINATED GLASS IN CASEMENT OR AWNING WINDOWS.
  - ANY DOORS TO BALCONIES TO BE HINGED WITH ACOUSTIC SEALS.
5. ALL DWELLINGS CONSTRUCTED ON LOTS 121-123 INCLUSIVE SHALL COMPLY WITH THE GROUND FLOOR REQUIREMENTS FOR BOTH GROUND AND FIRST FLOORS.



**ENDORSEMENT**  
THIS LOCAL DEVELOPMENT PLAN HAS BEEN ENDORSED IN ACCORDANCE WITH CLAUSE 52 OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015  
*[Signature]* REF. LDP/14/2018/A **21 MAR 2018**  
DELEGATED OFFICER STATUTORY PLANNING  
CITY OF SWAN  
DATE *Expiry: 21 March 2023.*

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Scale A1 AS SHOWN	Drawn GVD	Checked SO	Date FEB 2018
Project PROPOSED SUBDIVISION LOT 65 ANTHEA STREET HAZELMERE		Title LOCAL DEVELOPMENT PLAN	

