

Our Ref: LDP/12/2020
Fax: 9267 9444
Web Address: www.cityofswan.com

29 April 2020

Attn: Emma van der Linden
Roberts Day
PO Box 7348
CLOISTERS SQUARE PO WA 6850

Dear Madam

LOCAL DEVELOPMENT PLAN – STAGE 5 (LDP/12/2020)– LOT 9000 CHITTERING ROAD, BULLSBROOK

Further to your recent request for Council's endorsement of the revised Local Development Plan (LDP/12/2020) relating to Lot 9000 Chittering Road, BULLSBROOK, 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 Asha Logan on 08 9267 9368.

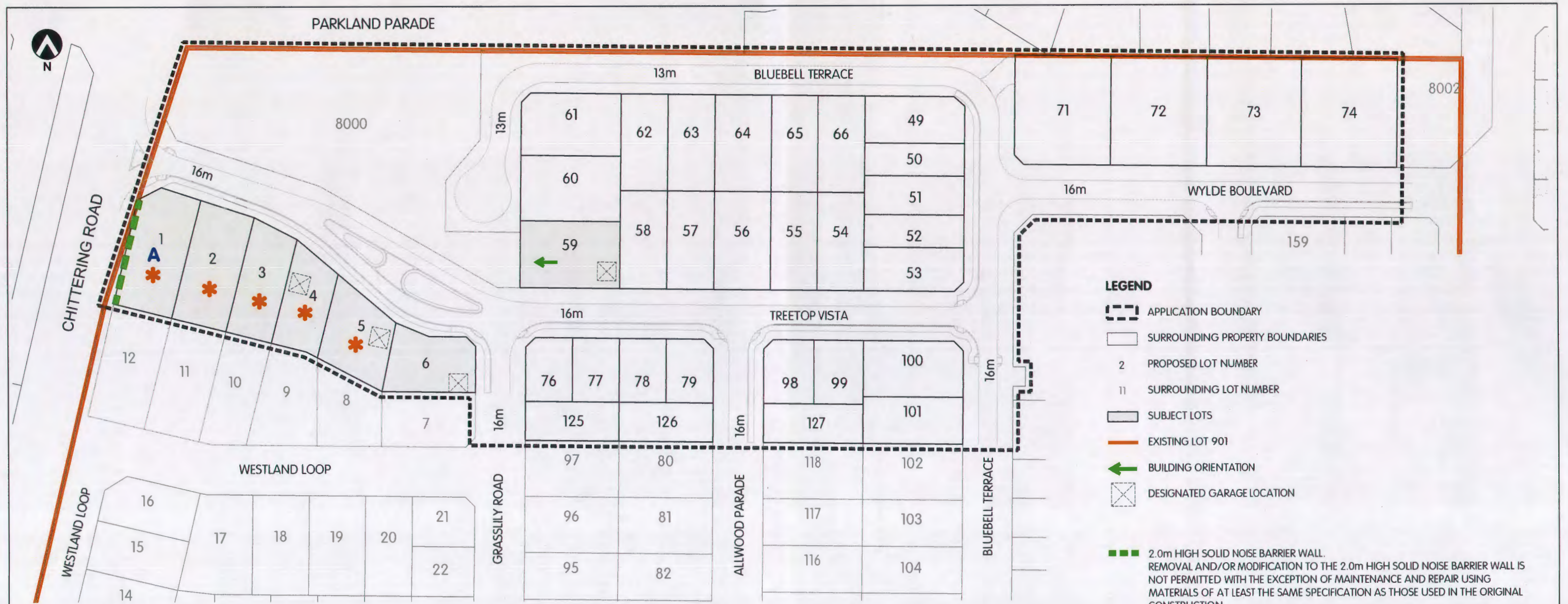
Yours faithfully



**Philip Russell
Manager
STATUTORY PLANNING**

Enc.





LEGEND

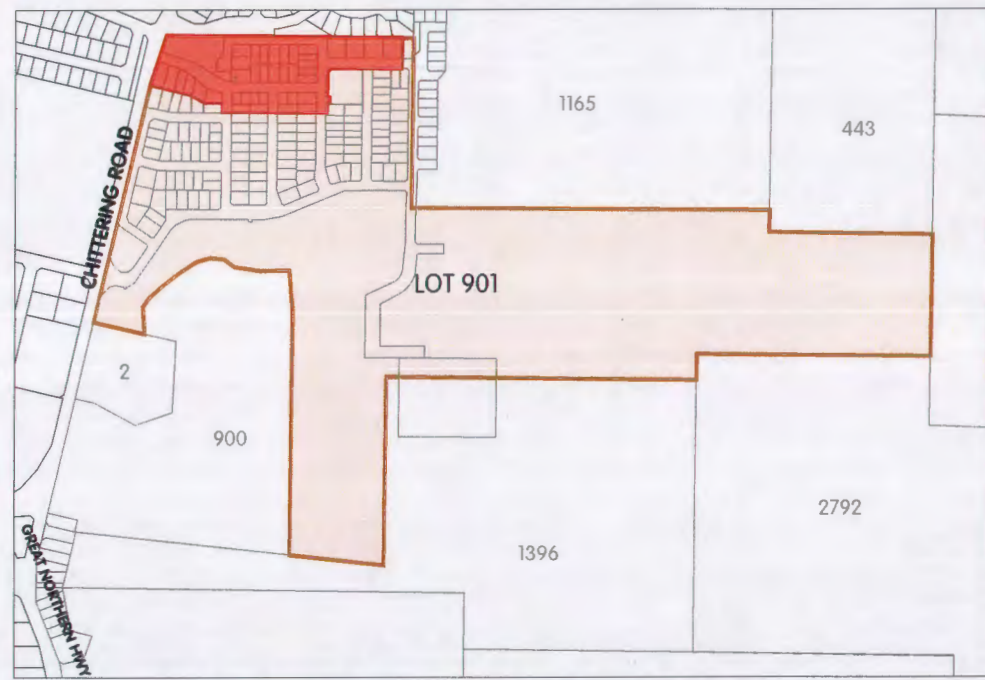
- APPLICATION BOUNDARY
- SURROUNDING PROPERTY BOUNDARIES
- 2** PROPOSED LOT NUMBER
- 11** SURROUNDING LOT NUMBER
- SUBJECT LOTS
- EXISTING LOT 901
- BUILDING ORIENTATION
- DESIGNATED GARAGE LOCATION

- 2.0m HIGH SOLID NOISE BARRIER WALL. REMOVAL AND/OR MODIFICATION TO THE 2.0m HIGH SOLID NOISE BARRIER WALL IS NOT PERMITTED WITH THE EXCEPTION OF MAINTENANCE AND REPAIR USING MATERIALS OF AT LEAST THE SAME SPECIFICATION AS THOSE USED IN THE ORIGINAL CONSTRUCTION.

- A** LOTS REQUIRING QUIET HOUSE DESIGN. DETAILS OF QUIET HOUSE DESIGN PACKAGES FOR SINGLE STOREY DEVELOPMENT ARE OUTLINED IN THE APPROVED ACOUSTIC ASSESSMENT (HERRING STORER ACOUSTICS JANUARY 2019), AND INCLUDE THE SITING OF AT LEAST ONE OUTDOOR LIVING AREA SHIELDED FROM THE TRANSPORT CORRIDOR. ALTERNATIVE QUIET HOUSE DESIGN CONSTRUCTION STANDARDS OR STANDARDS FOR OTHER THAN SINGLE STOREY DEVELOPMENT ARE SUBJECT TO SPECIALIST ADVICE PROVIDED BY A SUITABLY QUALIFIED ACOUSTICAL CONSULTANT.

- THE LOTS IDENTIFIED ON THIS PLAN ARE SUBJECT TO A BUSHFIRE MANAGEMENT PLAN. ADDITIONAL PLANNING AND BUILDING REQUIREMENTS MAY APPLY TO DEVELOPMENT WITHIN A BUSHFIRE PRONE AREA AS DESIGNATED BY THE FIRE AND EMERGENCY SERVICES (FES) COMMISSIONER, INCLUDING COMPLIANCE WITH THE BUSHFIRE CONSTRUCTION REQUIREMENTS OF AS 3959 (AS AMENDED). THE BUSHFIRE ATTACK LEVEL (BAL) OF EACH LOT IS AS PER THE PREVAILING BAL CONTOUR MAP WITHIN THE APPROVED BUSHFIRE MANAGEMENT PLAN FOR THE AREA, OR AS OTHERWISE DETERMINED BY A BAL ASSESSMENT PREPARED IN A MANNER AND FORM SET OUT IN AS 3959.

- BUILDING ORIENTATION DWELLING DESIGN ON LOT 59 IS TO ENSURE AT LEAST ONE MAJOR OPENING FROM A HABITABLE ROOM FACES THE PUBLIC SPACE (POS) SO AS TO PROVIDE FOR SURVEILLANCE BETWEEN THE DWELLING AND THE POS. MODIFICATION TO UNIFORM FENCING INSTALLED BY THE DEVELOPER ON THE POS BOUNDARY, INCLUDING THE INSTALLATION OF ADDITIONAL SCREENING MATERIALS, IS NOT PERMITTED WITH EXCEPTION OF MAINTENANCE AND REPAIR USING MATERIALS THAT MATCH OR ARE OTHERWISE A CLOSE AS POSSIBLE TO THOSE USED IN THE ORIGINAL CONSTRUCTION.



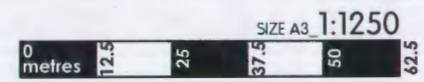
LOCATION PLAN LOT 901 APPLICATION AREA

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner/ Co-ordinator Statutory Planning
 Date 29/4/20 CoS Ref: LDP/12/2020

CADASTRAL INFORMATION
 SOURCE: JDSI
 YYMMDD: 200311
 DWG REF: JDS15920.05B C100 A
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



SIZE A3 1:1250

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|-----|---------------|--------|-------|--------|
| B | TEXT ADDITION | 200423 | II | EVDL |
| A | BASE RD1182H | 200319 | SB | AB |
| REV | DESCRIPTION | YYMMDD | DRAWN | APPR'D |

LOCAL DEVELOPMENT PLAN - STAGE 5
Lot 901, Bullsbrook
 City of Swan

| | | |
|---------------|----------------|----------|
| JOB CODE | DRAW NO. | REV. |
| AMXBUL | RD1 231 | B |

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

