

Our Ref: 70.2023.8.1 (21.2020.93.1); D23/238155
Your Ref: 3407Ltr67
Enquiries to: Mr Eric Anderson



10th November 2023

Ms Merri Chen
CLE Town Planning + Design
PO Box 796
SUBIACO WA 6904

Email: merri@cleplan.com.au

Dear Ms Chen

Re: Local Development Plan - Baldivis South East Structure Plan - Lots 1, 1006, 1007 and 1272 Baldivis Road, Baldivis

I refer to your proposed Local Development Plan for the above residential estate, received on the 30th October 2023.

The proposed Local Development Plan is considered suitable, and has been approved in accordance with clause 52(1)(a) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Attached is a signed copy of the approved Local Development Plan.

Should you have any enquiries with respect to this advice, please contact Mr Eric Anderson on 9528 0424.

Yours faithfully

MIKE ROSS
MANAGER, STATUTORY PLANNING





BRIGHTWOOD

BALDIVIS



LOCAL DEVELOPMENT PLAN

The provisions of this Local Development Plan (LDP) are in addition to any requirement under Local Planning Scheme No. 2, State Planning Policy 3.1 - Residential Design Codes (R Codes) or any development control provisions prescribed under a Local Structure Plan.

R-Code variations for Baldivis South East are in accordance with the City of Rockingham Planning Policy No. 3.3.22 - Medium Density Single House Development Standards - Development Zones.

NOISE

- Buildings on the LDP identified as being noise affected (QHD) must be designed and constructed in accordance with the 'Road Traffic Noise Assessment' prepared by Herring Storer Acoustics dated 23 January 2019.
- Should any noise affected dwellings be proposed as double storey, they will require a specific assessment once the house plans are available. Such an assessment is to be undertaken by a suitably qualified acoustical consultant (being a member firm of the Association of Australian Acoustical Engineers) and submitted with the building permit application.

LEGEND

- LDP Boundary
- Lots Subject to Quiet House Design "Package A" (Herring Storer Acoustics - 23/01/2019)

This LDP has been approved by the City under Schedule 2, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Manager, Statutory Planning

10/11/2023.
Date