

La Valle Marble Release – Sales Plan

GNANGARA ROAD



NOTE: Lot area and dimensions subject to survey and Titles Office examination. The information shown has been prepared with care, however it is subject to change and whilst every reasonable care has been taken in preparing this information, the proprietor or its representatives and agent cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries and investigation and hence satisfy themselves that any details provided herein are true and correct. Plan compiled from design drawings, hence does not represent "as constructed" information. LGWA0115

Janine Newman | 0448 881 581
www.lavallehenleybrook.com.au

LA VALLE
HENLEY BROOK

LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS

- a) The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the City of Swan Local Planning Scheme No. 17 (LPS 17), any relevant planning policy effective under LPS 17 (including Local Planning Policy 4.19 – Medium Density Housing Standards (LPP 4.19), Planning Bulletin 112/2024 (R-MD Codes) and the Residential Design Codes (R-Codes) as applicable.
- b) Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of LPP 4.19, the R-Codes and any other requirements of LPS 17. The requirements of the R-MD Codes shall generally prevail, with the R-Codes and LPS 17 to be satisfied in all other matters.
- c) Single Houses that are entirely compliant with the provisions of this LDP, the City's LPP 4.19, the R-MD Codes and any relevant deemed-to-comply provisions of the R-Codes, do not require development approval.
- d) The LDP provisions apply to lots identified within the Local Development Plan/s. The density code for each lot is as per the prevailing R-Codes Plan.
- e) Consultation with adjoining or other landowners to achieve a variation to LPS17, the R-Codes and the R-MD Codes, as provided for by this Local Development Plan, is not required.
- f) The provisions addressed below and accompanying plans relate to Condition 14 of 164298 and through head of power from the Department of Planning, Lands and Heritage.

NOISE MANAGEMENT

As defined in the *Transport Noise Assessment Lot 149, 150 Petrina Place, Henley Brook* acoustic report (Ref: 24018671-01A) prepared by Lloyd George Acoustics, the following Quiet House Design packages apply to the following lots

- a) Package A', 'Package B' and 'Package C' – Deemed to Satisfy Construction Standards are required for ground and upper floors as identified on the LDP, said lots affected by road noise pertaining to the proximity of Gnaragara Road.
- b) Building permit applications to the City of Swan must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards', including the provision of mechanical ventilation. Alternative construction methodology can be used subject to City of Swan approval upon advice from a suitably qualified acoustic consultant.
- c) Specialist acoustic advice is required for specified lots where an upper floor is proposed.

GARAGE SETBACK TO PRIMARY STREET (LOTS 173 & 174 ONLY)

- a) Minimum 3.5m to the garage and supporting structures and minimum 0.5m behind the main building line. Note: No average setback requirement applicable.

DESIGNATED GARAGE LOCATIONS AND VEHICLE ACCESS (LOTS 173 & 174 ONLY)

- a) Designated garage locations apply to lots identified on the Local Development Plan.
- b) Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

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

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
Reference No.: LDP-3/2025
Approval Date: 06 May 2025
Expiration Date: 06 May 2035
(unless revoked earlier)

Jonathan Lendich
DELEGATED OFFICER
STATUTORY PLANNING

Reference No.: LDP-3/2025
Approval Date: 06 May 2025
Expiration Date: 06 May 2035
(unless revoked earlier)

GNANGARA ROAD

SANTA CLARA PARKWAY

SANDSTONE ROAD

MARBLE WAY

SANTA CLARA PARKWAY

BAUXITE PARKWAY

LEGEND

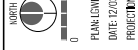
- RESIDENTIAL R30
RESIDENTIAL R40
DESIGNATED GARAGE LOCATION
NO VEHICULAR ACCESS
PRIMARY STREET ORIENTATION
Upper Floor - Package A
Ground Floor - Not Required
Upper Floor - Package B
Ground Floor - Package A
Upper Floor - Package B
Ground Floor - Package B
Upper Floor - Package C
Ground Floor - Package C

LOCATION PLAN

LOCAL DEVELOPMENT PLAN

Stage 4 La Valle Estate, HENLEY BROOK

A Land Group WA Project



Scale: 1:1000 @ A3
PLAN: LDMH-4-001
REVISION:
DATE: 12/03/2025
DRAWN: JP
PROJECT: NE-PCS 34
PLANNER: JG
CHECKER: KB
DATE: 12/03/2025



Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpaus.com.au
www.cdpaus.com.au
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