

22nd November 2024

City of Bunbury
Po Box 21
Bunbury WA 6231

Attention: Matilda Hodge

Dear Matilda

RE: Lot 206 (No.25) Jubilee Road, Glen Iris

Tecon Australia has been engaged by the owner of Lot 206 (No.25) Jubilee Road, Glen Iris to prepare and lodge a Local Development Plan for the site.

Planning Background

The subject lot is zoned "Urban Development" under the Local Planning Scheme No.8 (LPS 8). Prior to subdivision and/or development, land that is zoned 'Urban Development' requires the preparation and endorsement of a Local Structure Plan.

The site is subject to the endorsed Glen Iris Structure Plan (2010) (GISP). The structure plan designates a portion of Lot 206 as Public Open Space (POS) reserve. The intent behind the requirement for POS in this location was to provide both a landscaping strip for amenity and noise attenuation purposes associated with Forrest Highway.

The GISP further requires a Local Development Plan (LDP) to be prepared over lots identified with a density code of R30 or above (Note 1 on endorsed GISP). The intent of the LDP is to guide and coordinate development outcomes for the site.

Lot 206 Jubilee Road is coded R30 by the endorsed Structure Plan.

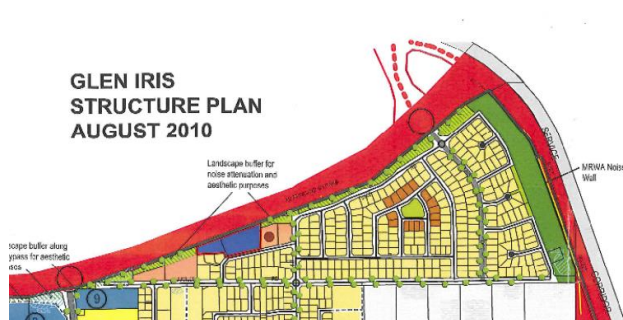
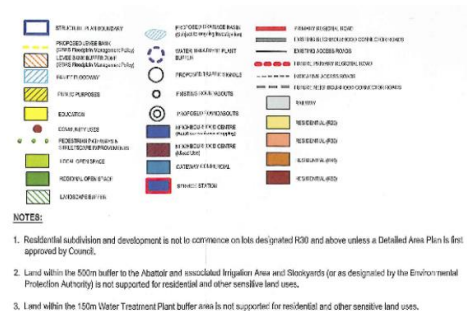


Figure 1: Excerpt from Glen Iris Structure Plan 2010.



Proposed Local Development Plan

The subject Local Development Plan has been prepared on the acknowledgement that there has been changes not only in the planning framework, but also advances in how matters such as noise amelioration can be achieved.

In this regard, the Public Open Space has been reduced to the required 10% as per WAPC Development Control Policy 2.3 (Public Open Space in Residential Areas).

The allocation of Public Open Space along the northern boundary also provides a separation distance between the Forrest Highway (carriageway) and the proposed lot boundary of approximately 23.5m.

The LDP notes the inclusion of a 1.8m solid, continuous wall/fence along the entire northern lot boundary. In accordance with SPP 5.4 (Road and Rail Noise), section 3.3.1 of the Guidelines suggests that a one-off reduction in exposure level which equates to a 4dB deduction can be applied. A formal noise exposure forecast should be undertaken at the time of subdivision (ultimate subdivision in accordance with the LDP) to determine the likely level of transport noise and the appropriate mitigation required. An initial assessment however suggests that deemed to comply measures can be achieved across the site through the application of quiet house packages (B or C).

Future subdivision of the property has been designed so that a staged approach can be achieved. This enables the two existing dwellings on lot 206 to achieve their own title. The balance of the land (vacant) can be further subdivided at an R30 density in accordance with the LDP.

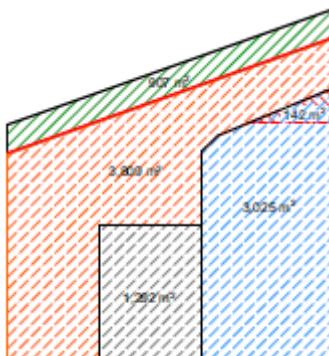


Figure 2: Proposed “super lot” (Stage 1) subdivision

With regards to assessment of the proposal against relevant R-Code provisions:

- The proposed vehicle access is a private communal street, as such the development will be required to comply with the provisions for a Grouped Dwelling under part C of the R-Codes (R30).
- Waste collection for all proposed lots is from Jubilee Road. A designated communal bin area is designated on the LDP for street collection only. Bin storage will be on private lots.

We would be pleased if consideration can be given to the proposed Local Development Plan. Please do not hesitate to contact the office should you require any further information.

Yours Sincerely

Kristy Richardson
Tecon Australia