



Department of **Planning,
Lands and Heritage**

Your ref: 5.2018.303.1
Our ref: DP/11/01779
Enquires: Simon Luscombe
Ph: 08 6551 9307
Date: 18 October 2018

City of Vincent
PO Box 82
Leederville WA 6902

Attention: Andrea Terni

Dear Andrea,

Lot 17 (157) Loftus Street, North Perth

For further information, the applicant may apply for a copy of the draft planning scheme to be downloaded from <http://www.planning.wa.gov.au/639.asp>

Access

No access is proposed to Loftus Street. All access will be obtained via Austen Lane, a lower order road. This is in accordance with the Commission's Regional Roads (Vehicular Access) Policy D.C. 5.1, which seeks to minimise the number of new crossovers onto regional roads.

WAPC SPP 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning

Given the proximity of the proposed development to the Other Regional Road, WAPC's State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4) is applicable. Loftus Street accommodates approximately 21,667 vehicle movements per day in the subject location. The Local Government should ensure that due considerations have been given to the SPP requirements and that all necessary measures, as detailed in the SPP Implementation Guidelines, have been applied.

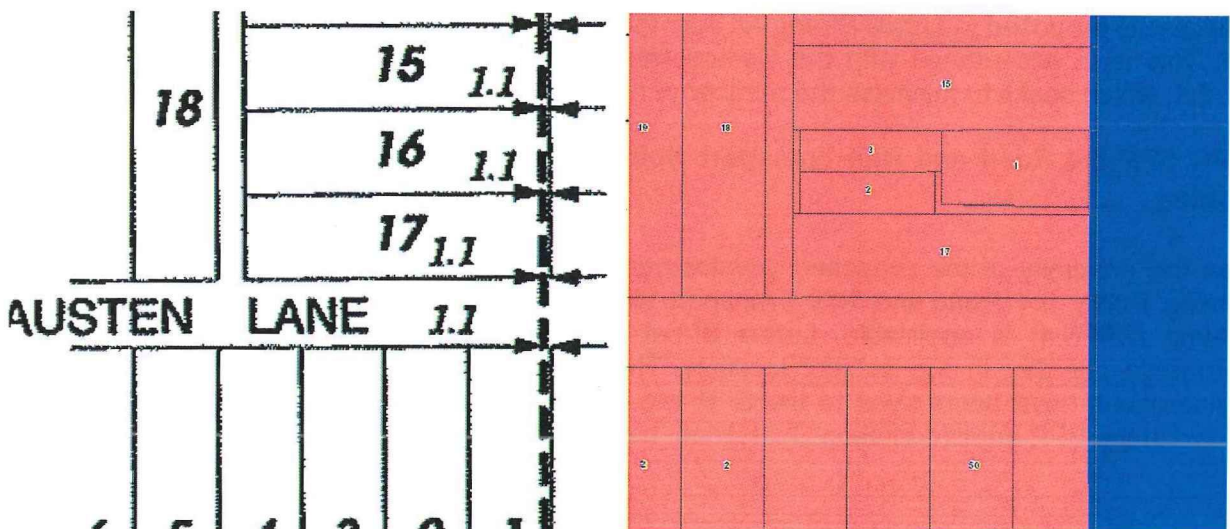
Recommendation

The Department of Planning, Lands and Heritage has no objection to the proposal on regional planning transport grounds subject to the above recommendations.

Regards



Simon Luscombe
Principal Planning Officer
Strategy and Engagement



Land Requirement Plan No. 1.3160/1