

LDP PROVISIONS

The provisions below (and accompanying plan) relate to the WAPC approved Plan of Subdivision for lots 57 & 9000 West Parade, South Guildford (WAPC Ref:153832).

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No.17 (LPS No.17) and Residential Design Codes (R-Codes) apply. The requirements of the R-Codes and LPS No.17 shall be satisfied in all other matters.

The following standards are deemed to represent variations to the R-Codes, and constitute Deemed-to-Comply requirements pursuant to the R-Codes.

SETBACKS

All Lots	Minimum	Average
Dwelling primary street	3.0m	4.0m
Garage primary street	4.5m	N/A
Dwelling rear	4.0m	N/A
Rear setback to alfresco/verandah/balcony or equivalent	2.0m	N/A

BUILDING HEIGHT

- All dwellings to include a two storey element (inclusive of at least one habitable room) to the rear of the dwelling to provide passive surveillance to the adjacent Public Open Space.

PRIVACY PROVISIONS

- R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.

OPEN SPACE

- The open space requirement can be reduced to a minimum of 40% provided the outdoor living area is located on the most northern or eastern boundary of the lot.

NOISE ATTENUATION

- All dwellings must demonstrate compliance with AS2021/2015 (Acoustics - Aircraft Noise Intrusion).

LDP 3-2017

ENDORSEMENT TABLE

This Local Development Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning.

Manager/Coordinator Statutory Planning

LDP/3/2017

City of Swan Ref

Date



LOCATION PLAN



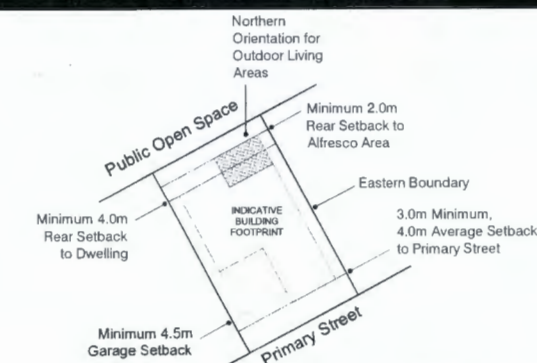
LEGEND

- LDP APPLICATION AREA
- X DESIGNATED GARAGE LOCATION
- PUBLIC OPEN SPACE/PUBLIC ACCESS WAY
- RETAINING WALL

REVISED PLAN

CITY OF SWAN
13 JUN 2017
RECEIVED

TYPICAL LOT CONFIGURATION



Level 14, The Quadrant
1 William Street, PERTH, WA 6000
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Urbis Pty Ltd ABN 50 105 256 228

DRAFT LOCAL DEVELOPMENT PLAN (LDP) - NO.3

ROSEHILL WATERS

Scale 1:1,000 @ A3



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This plan is conceptual and is for discussion purposes only. Subject to further detail study, Council approval, engineering input, and survey. Cadastral boundaries, areas and dimensions are approximate only. Figured dimensions shall take preference to scaled dimensions. No reference should be placed on this plan for any financial dealings of the land.

PROJECT NO: PA0951

DATE: 13.06.2017

DRAWING NO: LDP-03

REV: P