

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 (Except 236 - 238)		
	Minimum	Average
Dwelling primary street	3.0m	4.0m
Dwelling secondary street	1.35m	N/A
Garage primary street	4.5m	N/A

Lots 236 - 238		
	Minimum	Average
Garage primary street	6.0m	N/A

SITE ACCESS

- All boulevard access lots (117-124, 213-223, 226-236 & 311-319) are permitted a maximum crossover width of 4.5m between the edge of the road carriageway and the front lot boundary.

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).

2. Crossovers for all lots are to avoid verge pram ramps; verge rain gardens, and; side entry pits; unless given the prior approval of the City.

ENDORSEMENT TABLE

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

[Signature]
Manager/Coordinator Statutory Planning

LDP/2/2017

City of Swan Ref _____ Date _____



LOCATION PLAN



LEGEND

- LDP APPLICATION AREA
- BOULEVARD ACCESS LOT
- DESIGNATED GARAGE LOCATION
- PRIMARY STREET FRONTAGE
- PUBLIC OPEN SPACE/PUBLIC ACCESS WAY
- RETAINING WALL

CITY OF SWAN
13 JUN 2017
RECEIVED

ILLUSTRATIVE LOT CONFIGURATION

