

LOCAL DEVELOPMENT PLAN PROVISIONS

General Provisions

- The provisions of this Local Development Plan constitute both Residential Design Codes (R-Codes) 'Deemed-to-comply' provisions and development standards under the City of Swan Local Planning Scheme No. 17 and other City of Swan Policies and Guidelines. Where there is a conflict between the R-Codes and the provisions of this LDP, the LDP provisions shall prevail.
- Minor variations to this LDP may be approved by the City of Swan.
- Compliance with the LDP provisions will not require consultation with adjoining and/or nearby landowners.
- All lots subject to this LDP have a density coding in accordance with the Caversham Structure Plan ODP150 (as amended).
- Lots 1578 - 1585 and 1596 on this LDP are subject to an approved Transition Lot Management Plan (TLMP) (Plan 1).

Development Standards

- Lots 1578, 1584, 1585 and 1594 (corner lots) shall be designed with major openings addressing both the primary and secondary streets.
- No habitable buildings are to be constructed within the poultry farm buffer that extends into lot 1580 until such time that this use is ceased on lots 12 and 13 Bennett Street.

Acoustic Measures

- Dwellings on lots shown as being subject to 'Quiet House Design' shall be constructed in accordance with the following noise attenuation standards:
 - Habitable rooms are to have forced ventilation;
 - Outdoor living areas are to be located as far as practicable from the potential noise source (future Daviot Road);
 - External doors to be hinged 40mm solid timber core (or approved equivalent) with acoustic seals; and
 - Windows to be awning/casement style with compressible foam seals, commercial grade frames and 10.5mm VLam hush glass or equivalent.

Note: Acoustic requirements may only be varied if measures proposed are accompanied by certification from an acoustic consultant.
- The acoustic noise wall, constructed by the developers at their cost and to the satisfaction of the City of Swan on the rear boundaries of Lots 1574-1577, 1579 and 1580, cannot be subsequently reduced in height and may only be replaced with like materials.

CITY OF SWAN

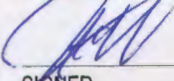
Planning Information

ECM Doc Set ID: 4423998
Approval Date: 19/02/2018

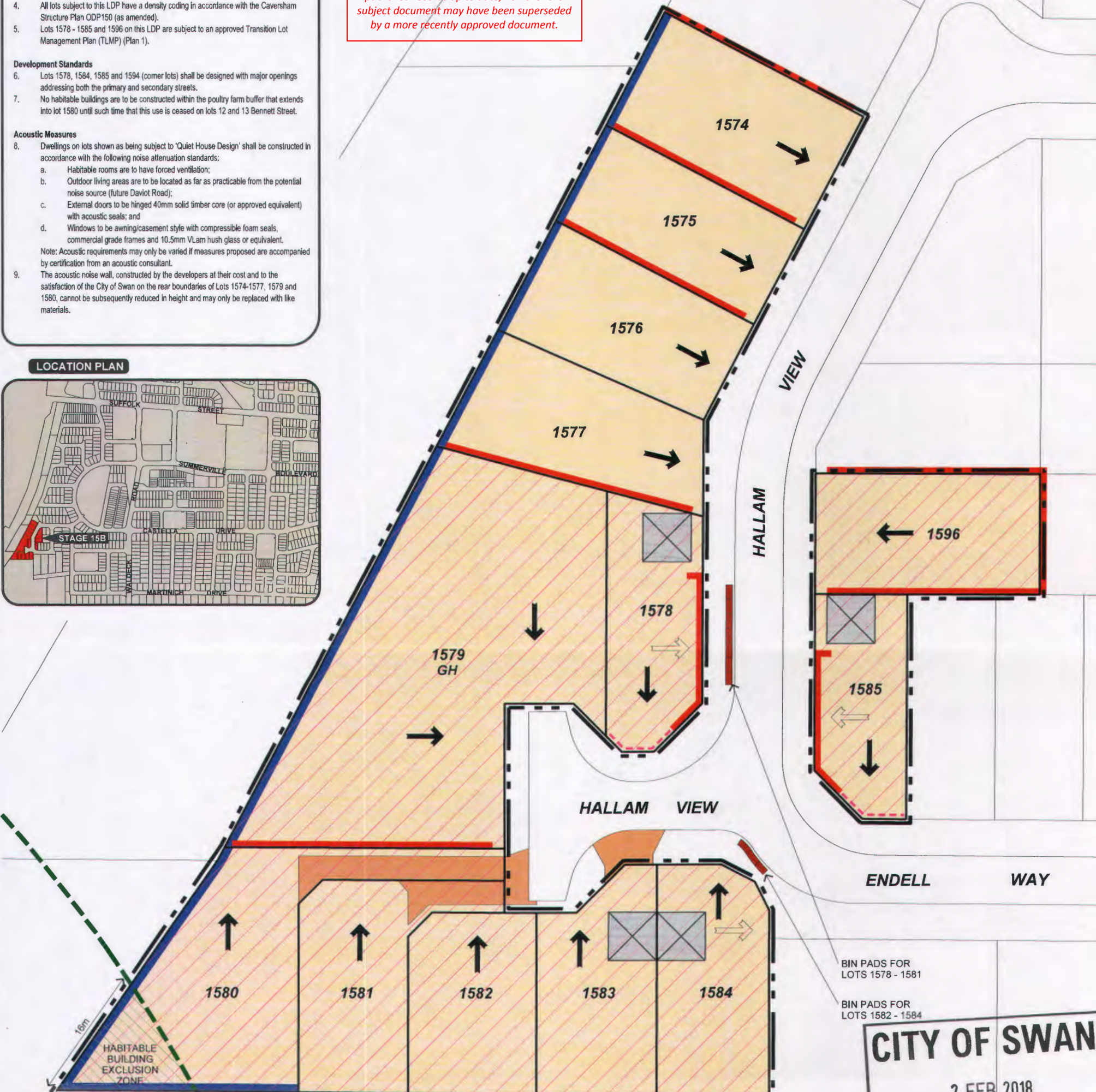
Disclaimer:

The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

ENDORSED BY THE CITY OF SWAN

SIGNED  DATE 19 FEB 2018 REFERENCE LDP-25/2017

LOCATION PLAN



BIN PADS FOR LOTS 1578 - 1581
BIN PADS FOR LOTS 1582 - 1584

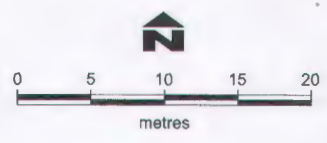
CITY OF SWAN
2 FEB 2018
RECEIVED

REVISED PLAN

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- DWELLING ORIENTATION
- ORIENTATION OF MANDATORY HABITABLE ROOM
- RETAINING WALL
- ACOUSTIC NOISE WALL
- NO VEHICLE ACCESS
- DESIGNATED GARAGE LOCATION
- BIN PADS
- DESIGNATED CROSSOVER / ACCESS LOCATION
- POULTRY FARM (200m) BUFFER (REFER PROVISION 7)
- QUIET HOUSE DESIGN (REFER PROVISION 8)

SCALE 1:500@A3
DATE 1 February 2018
PLAN NO TPE-15-015
REVISION A
DRAWN BDL



NOTES
Base data supplied by MAPS
Projection PCGG4
Areas and dimensions shown are subject to final survey calculations.
All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.
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DISCLAIMER Local Development Plan subject to final engineering design and City of Swan planning approval.



LOCAL DEVELOPMENT PLAN - STAGE 15B

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