

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
Dwelling secondary street	1.35m	N/A
Garage primary street	4.5m	N/A
Most northern side boundary	Nil (1/3 length of boundary behind front setback for wall heights of 3.5m or less)	N/A
Most southern side boundary	Nil (2/3 length of boundary behind front setback for wall heights of 3.5m or less)	N/A

GARAGES

- The garages for lots 301-310 are permitted to take up to a maximum of 60% (including supporting structures) of the lot frontage provided the following criteria are met:
 - Garages are set back a minimum of 1.0m behind the front dwelling alignment;
 - The front door and a major opening to habitable room of the dwelling are clearly visible to the street; and
 - Front dwelling facades are to include a porch/verandah with a minimum depth of 1.2m.

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 4.5m 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.

OVERSHADOWING

- No maximum overshadowing of adjoining property for wall height 3.5m or less.
- No maximum overshadowing of adjoining property for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into the rear half of the lot, shadows cast must not exceed 25%.

NOISE ATTENUATION

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

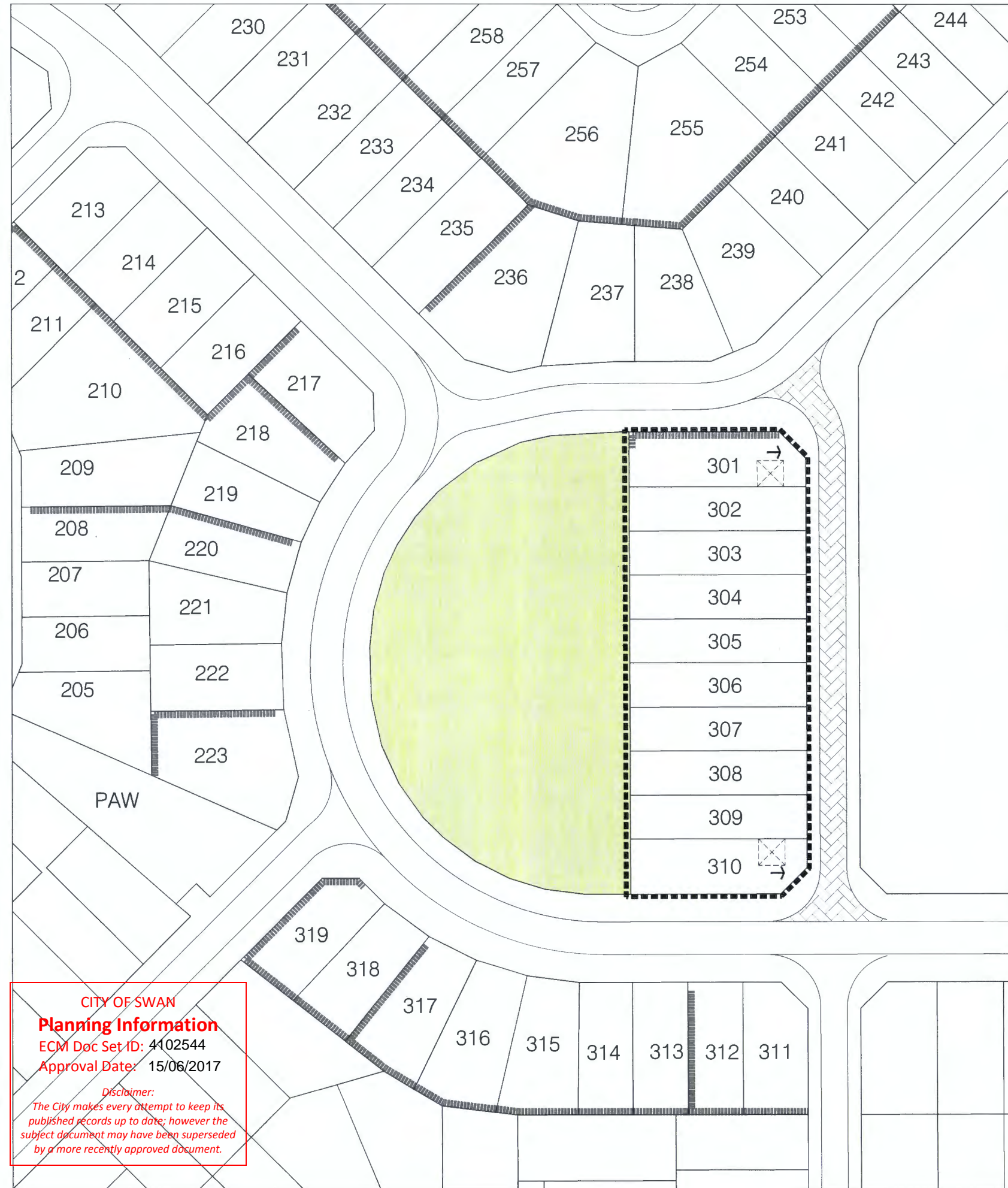
ENDORSEMENT TABLE

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

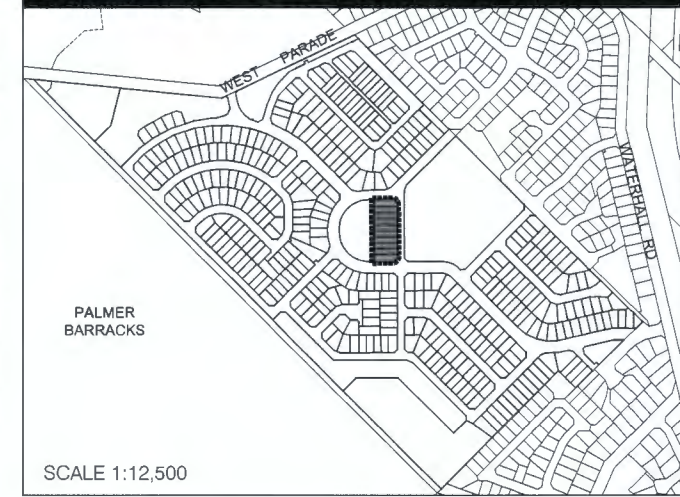
Manager/Coordinator Statutory Planning

LDP/4/2017

City of Swan Ref _____ Date _____



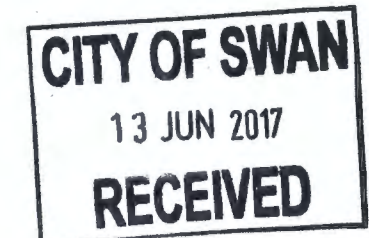
LOCATION PLAN



LEGEND

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

REVISED PLAN



ILLUSTRATIVE LOT CONFIGURATION

