

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:153831).

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
Garage secondary street	1.5m	N/A

- A minimum 10.0m rear setback applies to lots 456-471. No dwellings, outbuildings and structures such as garden sheds, swimming pools, patios and pergolas to be constructed within this setback.
- The 10.0m rear setback will be vegetated by the developer and shall be maintained by the landowner.

SITE ACCESS

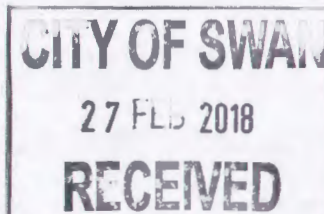
- All boulevard access lots (355-369) are permitted a maximum crossover width of 4.5m between the edge of the road carriageway and the front lot boundary.
- Crossovers for all lots are to avoid verge pram ramps, verge rain gardens and site entry pits, unless given the prior approval of the City.

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. This provision does not apply to lots 456-471 (landscape buffer lots).

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/28/2017
City of Swan Ref

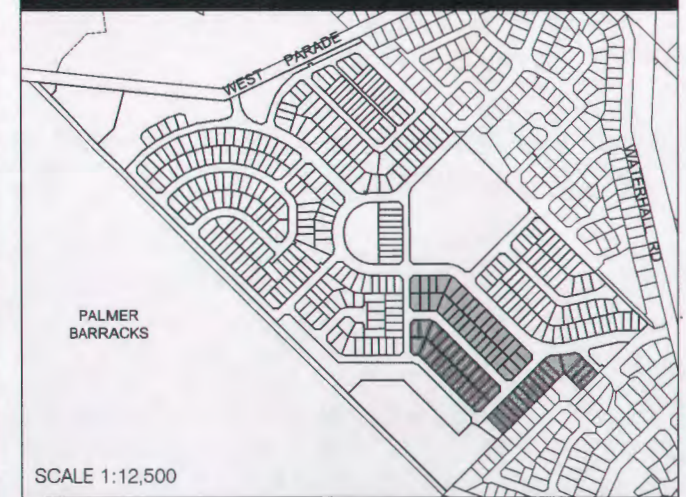
2 OCT 2018
Date

CITY OF SWAN
Planning Information
ECM Doc Set ID: 4730691
Approval Date: 2/10/2018

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



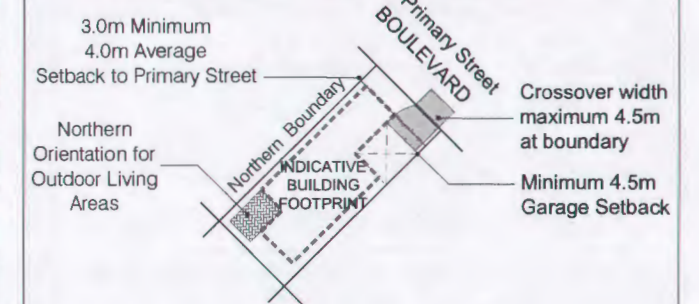
LOCATION PLAN



LEGEND

- LDP APPLICATION AREA
- BOULEVARD ACCESS LOT
- LANDSCAPE LOT
- ⊠ DESIGNATED GARAGE LOCATION
- PRIMARY STREET FRONTAGE
- PUBLIC OPEN SPACE/PUBLIC ACCESS WAY
- ▨ 10m WIDE LANDSCAPING STRIP
- RETAINING WALL

ILLUSTRATIVE LOT CONFIGURATION



ILLUSTRATIVE LANDSCAPE LOT

