

LOCAL DEVELOPMENT PLAN PROVISIONS

General Provisions

1. 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.
2. Minor variations to this LDP may be approved by the City of Swan.
3. Compliance with the LDP provisions will not require consultation with adjoining and/or nearby landowners.
4. All lots subject to this LDP are subject to an approved Transition Lot Management Plan (TLMP) (Plan 2).
5. The point where a vehicle crossover wing intersects the kerb is not to be located within 300mm of the kerb transition to side entry drainage pits as designated on this LDP.

Lot Type A - Quiet House Design

6. Dwellings shall be designed & constructed in accordance with the noise attenuation standards set out in the TLMP, as follows:
 - a. Habitable rooms are to have forced ventilation;
 - b. Outdoor living areas are to be located as far as practicable from the potential noise source (i.e. vineyards and agricultural uses);
 - c. External doors to be hinged 40mm solid timber core (or approved equivalent) with acoustic seals; and
 - d. Windows to be awning/casement style with compressible foam seals and 10.5mm VLam hush glass or equivalent.
 Note: Should you wish to vary the acoustic requirements, measures proposed are required to be accompanied by certification from an acoustic consultant.
7. Lots 2004 & 2006 (corner lots) shall be designed with major openings addressing both the primary and secondary streets.

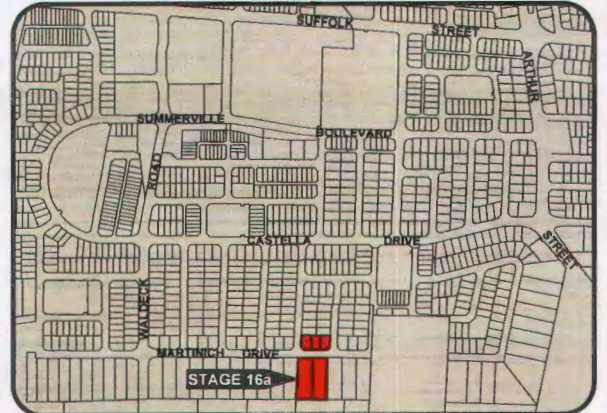
Lot Type B - Setbacks & Quiet House Design

8. Street and boundary setbacks shall be in accordance with R20 development standards as set out in the R-Codes, except that:
 - a. The minimum dwelling front setback is 3.0m;
 - b. The minimum dwelling side setback is 1.5m;
 - c. The minimum garage setback is 4.5m.
9. All other development standards applicable shall be in accordance with the development standards as set out in the R-Codes (density coding as per the Caversham Local Structure Plan), unless varied within this LDP.
10. Dwellings shall be designed and constructed in accordance with the noise attenuation standards set out in the TLMP, as follows:
 - a. Habitable rooms are to have forced ventilation;
 - b. Outdoor living areas are to be located as far as practicable from the potential noise source (i.e. vineyards and agricultural uses);
 - c. External doors to be hinged 40mm solid timber core (or approved equivalent) with acoustic seals; and
 - d. Windows to be awning/casement style with compressible foam seals and 10.5mm VLam hush glass or equivalent.
 Note: Should you wish to vary the acoustic requirements, measures proposed are required to be accompanied by certification from an acoustic consultant.
11. Landowners are required to maintain the earthworked bund and artificial spray drift barrier, or portion thereof, located within their lot, to the specification and satisfaction of the City of Swan.

Lot Type B - Building Envelopes

12. Habitable dwellings and outdoor living areas are to be contained within the 'Building Envelope' as designated on this LDP.
13. Outbuildings, garages, carports and other non-habitable structures may be permitted outside of the 'Building Envelope' as designated on this LDP, and shall be setback as per the requirements of the R-Codes for R20 coded land.
14. No structures are permitted within the 'Earthworked Bund' area as designated on this LDP.

LOCATION PLAN



LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- DWELLING ORIENTATION
- ORIENTATION OF MANDATORY HABITABLE ROOM
- BUILDING ENVELOPE
- EARTHWORKED BUND
- STRATEGIC ACCESS EASEMENT
- A** LOT TYPE A - RESIDENTIAL TRANSITION LOTS (R25)
- B** LOT TYPE B - TRANSITION LOTS (R5)
- *** SUBJECT TO APPROVED TRANSITION LOT MANAGEMENT PLAN
- SIDE ENTRY PIT
- ARTIFICIAL SPRAY DRIFT BARRIER
- NO VEHICLE ACCESS

SCALE 1:500@A3
DATE 2 July 2018
PLAN NO TPE-16a-010
REVISION B
DRAWN BDL

NOTES
 Base data supplied by MAPS
 Projection PCGM4
 Areas and dimensions shown are subject to final survey calculations.
 All carriageways 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.

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

Delegated Authority

-9 JUL 2018
 Date

LPP/6/2018
 City of Swan Ref

Expires: 9 July 2028 unless revoked earlier.



LOCAL DEVELOPMENT PLAN - STAGE 16A

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