
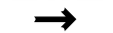
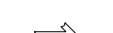
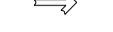





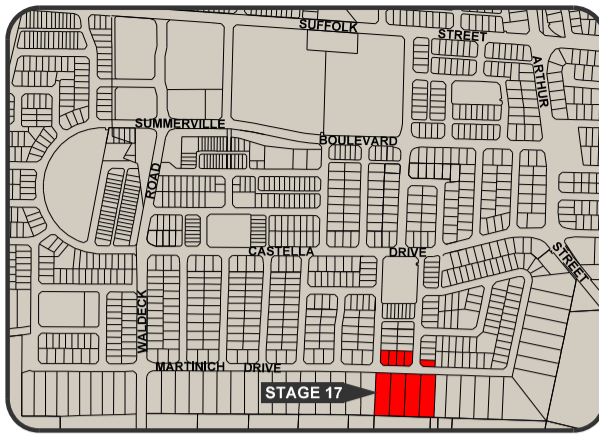


LEGEND

-  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
- B** LOT TYPE B - TRANSITION LOTS
-  SUBJECT TO APPROVED TRANSITION LOT MANAGEMENT PLAN
-  ARTIFICIAL SPRAY DRIFT BARRIER
-  NO VEHICLE ACCESS

LOCATION PLAN



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 the approved Caversham Transition Lot Management Plan (TLMP) (Plan 2) to the extent that the provisions of this LDP conflict with the attenuation standards in the TLMP, the provisions of this LDP shall prevail.

LOT TYPE A PROVISIONS (RESIDENTIAL TRANSITION LOTS)

Quiet House Design

5. Dwellings shall be designed and constructed in accordance with the noise attenuation standards set out in the TLMP and the updated Noise Package #2 requirements provided by Lloyd George Acoustics on 19 June 2019, as follows:
 - a. Bedrooms facing viticulture lots shall have:
 - i. 8.5mm thick VLam Hush glass or 10.38mm laminated glass in casement or awning style windows;
 - ii. No external doors;
 - iii. Closed eaves;
 - iv. No vents to outside walls or eaves;
 - v. Mechanical ventilation or air conditioning to allow windows to be closed.
 - b. Bedrooms side on to viticulture lots shall have:
 - i. 6.5mm thick VLam Hush glass in casement or awning style windows;
 - ii. Closed eaves;
 - iii. Mechanical ventilation or air conditioning to allow windows to be closed.
 - c. Other habitable rooms facing viticulture lots shall have:
 - i. 8.5mm thick VLam Hush glass or 10.38mm laminated glass in casement or awning style windows;
 - ii. Doors to be minimum 40mm thick, solid timber core with perimeter acoustic seals. Glass in-fills to be 6.38mm laminated glass;
 - iii. Sliding doors to be fitted with acoustic seals;
 - iv. Closed eaves;
 - v. No vents to outside walls or eaves;
 - vi. Mechanical ventilation / air conditioning to allow windows to be closed.
 - d. Other habitable rooms side on to viticulture lots shall have:
 - i. 6.38mm thick laminated glass in casement or awning style windows;
 - ii. Closed eaves;
 - iii. Mechanical ventilation or air conditioning to allow windows to be closed.
 - e. At least one ground level outdoor living area to be located:
 - i. On the opposite side of the house from the viticulture lots; or
 - ii. On the side of the house and located within an alcove so that the house acts as a barrier, or screened by a wall or other structure of minimum 2.4 metres height above ground level.
- Note: should you wish to vary the acoustic requirements, measures proposed are required to be accompanied by certification from an acoustic consultant.

LOT TYPE B PROVISIONS (TRANSITION LOTS)

Setbacks

6. 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.
7. All other development standards shall be in accordance with R-Codes (density coding as per Caversham local structure plan), unless varied within this LDP.

Quiet House Design

8. Dwellings shall be designed and constructed in accordance with the noise attenuation standards set out in the TLMP and the updated Noise Package #1 requirements provided by Lloyd George Acoustics on 19 June 2019, as follows:
 - a. Bedrooms facing or side on to viticulture lots shall have:
 - i. 10.5mm thick VLam Hush glass in casement or awning style windows;
 - ii. No external doors;
 - iii. Closed eaves;
 - iv. No vents to outside walls or eaves;
 - v. Mechanical ventilation or air conditioning to allow windows to be closed.
 - b. Other habitable rooms facing viticulture lots shall have:
 - i. 10.5mm thick VLam Hush glass in casement or awning style windows;
 - ii. Doors to be minimum 40mm thick, solid timber core with perimeter acoustic seals. Glass in-fills to be 6.38mm laminated glass;
 - iii. Sliding doors to be fitted with acoustic seals;
 - iv. Closed eaves;
 - v. No vents to outside walls or eaves;
 - vi. Mechanical ventilation / air conditioning to allow windows to be closed.
 - c. Other habitable rooms side on to viticulture lots shall have:
 - i. 6.5mm thick VLam Hush glass in casement or awning style windows;
 - ii. Closed eaves;
 - iii. Mechanical ventilation or air conditioning to allow windows to be closed.
 - d. At least one ground level outdoor living area to be located:
 - i. On the opposite side of the house from the viticulture lots; or
 - ii. On the side of the house and located within an alcove so that the house acts as a barrier, or screened by a wall or other structure of minimum 2.4 metres height above ground level.
9. Landowners are required to maintain the earthworks bund and artificial spray drift barrier, or portion thereof located within their lot, to the specification and satisfaction of the City of Swan.

Building Envelopes

10. Habitable dwellings and outdoor living areas are to be contained within the Building Envelope as designated on this LDP.
11. 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.
12. No structures are permitted within the Earthworked Bund area as designed on this LDP.

- Note:** A habitable room/space is defined by the BCA and the R-Codes as a room/space for normal domestic activities including:
- a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio; but excluding
 - a bathroom, laundry, water closet, food storage pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, verandah and unenclosed swimming pools or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.



SCALE 1:750@A3
DATE 30 November 2020
PLAN NO TPE-17-010
REVISION A
DRAWN BDL

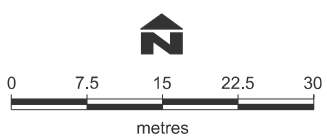
NOTES
 Base data supplied by MAPS
 Projection PCGS4
 Areas and dimensions shown are subject to final survey calculations.
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
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DISCLAIMER Local Development 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

 Date City of Swan Ref



LOCAL DEVELOPMENT PLAN - STAGE 17

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