

LEGEND

	Local Development Plan Area		Easement for fire separation
	Residential R25		3.0m minimum primary street setback
	Existing Residential		4.8m minimum primary street setback
	Preferred garage location		1.5m minimum secondary street setback
	Preferred crossover location		No vehicular access

ENDORSED

Statutory Planning
City of South Perth

1.5.18
Date

LDP:
Reference No.

PROVISIONS

General

- The provisions of the City of South Perth Town Planning Scheme No.6 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied.
- Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of South Perth.

Open Space and Outdoor Living

- An Outdoor Living Area (OLA) shall be provided as follows (no other R-Codes site cover standards apply):
 - Minimum area of 10% of the lot size or 20m², whichever is greater, and with a minimum dimension of 3.0m;
 - Directly accessible from a habitable room and behind the street setback; and
 - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

Vehicular Access

- No vehicular access is permitted across property boundaries in locations depicted on this LDP.

Street Setbacks (Dwellings)

- A 3.0m minimum primary street setback is permitted as shown (no averages apply).
- A 4.8m minimum primary street setback is permitted in the vicinity of the Transformer adjacent to Lots 21 & 22 as shown (no averages apply).
- A 1.5m minimum secondary street setback is permitted as shown.
- A 1.5m minimum setback to a porch/veranda (no maximum length) is permitted.
- Front Fences within the primary street setback area shall comply with City of South Perth Policy.

Boundary Setbacks (Dwellings)

- A 1.2m minimum setback is permitted for walls 3.5m high-or-less with major openings.

- A 1.0m minimum setback is permitted for walls 3.5m high-or-less without major openings.
- On Lots 11-16, 20, 22 & 23, boundary walls 3.5m high-or-less are permitted to both side boundaries behind the street setback area; 2/3 length to one side boundary, 1/3 length to second side boundary.

Garages

- Garages shall be setback a minimum of 5.5m from the primary street.
- Garages and crossovers shall generally be located as shown on this LDP (where applicable) to retain existing street trees (where practicable) and avoid conflicts with existing services & infrastructure.
- A double garage, to a maximum width of 6.0m, is permitted on lots with a street frontage between 10.5m and 12.0m, where:
 - The garage is setback a minimum of 0.5m behind the building alignment;
 - The dwelling provides a major opening to a habitable room directly facing the primary street;
 - The dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m; and
 - The crossover is a maximum of 4.5m wide where it meets the street.

Overshadowing

- No maximum overshadowing for walls greater than 3.5m in height where overshadowing is confined to the front half of an adjoining lot.
- Where overshadowing from walls greater than 3.5m intrudes into the rear half of the adjoining lot, the shadow cast by the development shall not exceed 25% of the site area of the adjoining lot.

Dwelling Orientation and Streetscape

- Dwellings on corner lots must address both the primary and secondary streets by way of articulation in the building facade, fenestration and roof form.
- All street trees shall be retained in accordance with City of South Perth Policy P350.5 Trees on Development Sites and Street Verges.

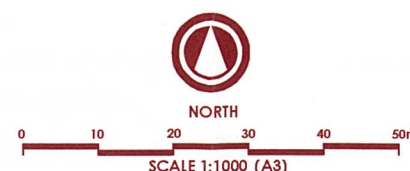
Solar Passive Design

- At least one habitable room, other than a bedroom, shall incorporate north-facing major opening/s that maximise northern winter solar penetration, and that are sufficiently shielded from the summer sun by way of eaves, solar shades, or equivalent.
- At least one outdoor living area, balcony, patio, pergola, porch, or verandah, shall be located to maximise northern winter solar penetration.



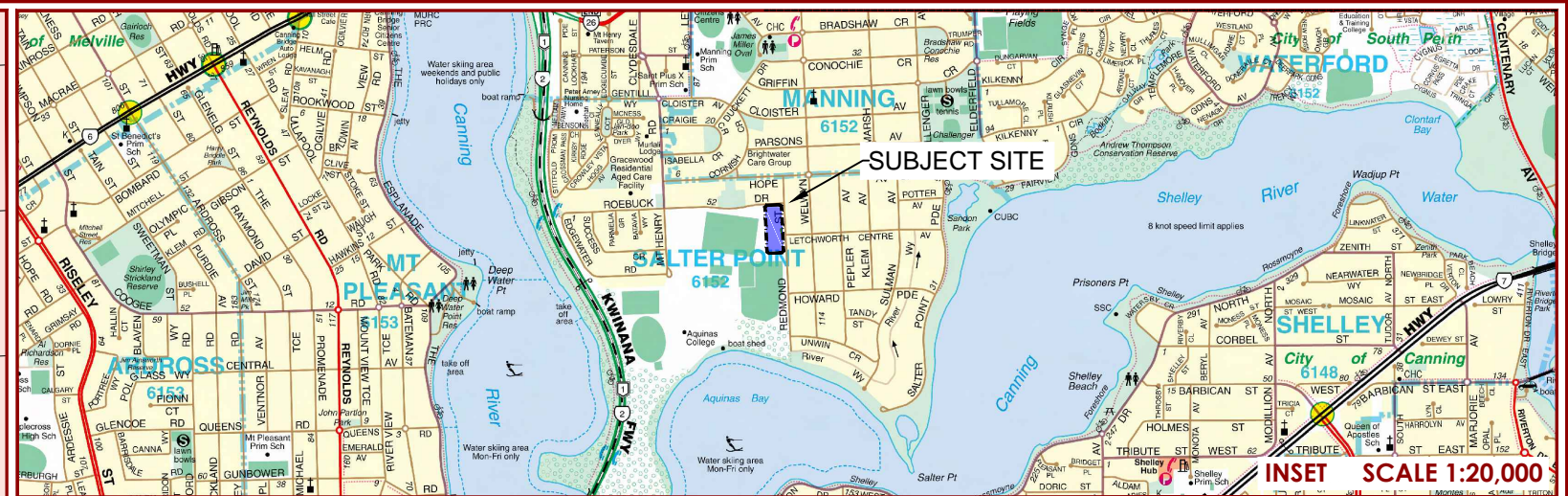
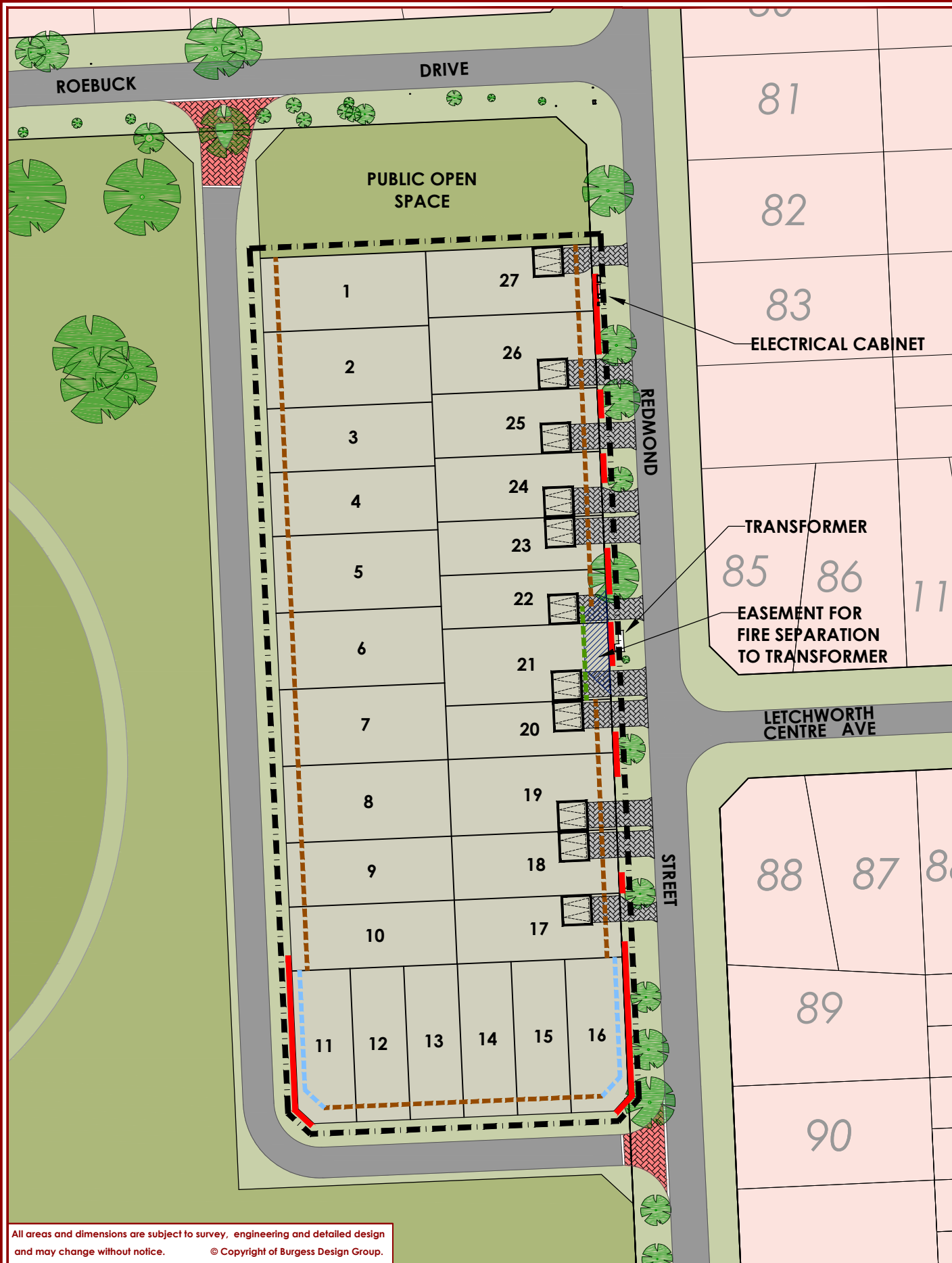
BURGESS DESIGN GROUP
TOWN PLANNING + URBAN DESIGN

All enquiries to be directed to the City of South Perth



Plan No: RNC AQU 8-02h-01 Client: Richard Noble
Date: 26.04.18 Planner: MS/MB

LOCAL DEVELOPMENT PLAN
SALTERS LANDING ESTATE
SALTER POINT
CITY OF SOUTH PERTH



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