

LOCAL DEVELOPMENT PLAN PROVISIONS

LOCAL DEVELOPMENT PLAN

TOWN PLANNING SCHEME NO. 6

LOT 1 (42) SWANVIEW TERRACE, SOUTH PERTH

This Local Development Plan (LDP) relates to Lot 1 (42) Swanview Terrace, South Perth. Specifically pertaining the proposed Lots 102, 103, 104, 105 and 106, the subject of the application for Freehold Green Title Subdivision (WAPC Ref: 155508).

The purpose of this LDP is to set out the development requirements pertaining the land which is the subject of the application for Freehold Green Title Subdivision (WAPC Ref: 155508), incorporating the relevant requirements of the City of South Perth's Town Planning Scheme No. 6 and State Planning Policy 3.1 Residential Design Codes (RDC).

The following provisions shall apply for all development on the land which is the subject of this LDP:

1. GENERAL

- 1.1. The provisions of the City of South Perth's Town Planning Scheme No. 6 and State Planning Policy 3.1 Residential Design Codes (RDC) shall apply, i.e. unless otherwise varied within this LDP.
- 1.2. No Development Approval is required in accordance with Schedule 2, Part 7, Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015, i.e. where the proposed development (on the land which is the subject of this LDP) is compliant with the provisions of this LDP.

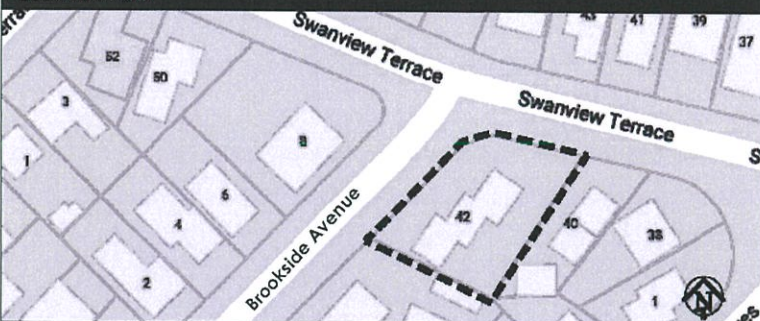
2. APPLICABLE RESIDENTIAL DESIGN CODE

- 2.1. The Residential Design Code applicable to the land (which is the subject of this LDP) is R60, as per the City of South Perth's Town Planning Scheme No. 6 map.

3. BUILDING HEIGHTS

- 3.1 Building heights shall be 7.0m measured in accordance with clause 6.1.A. of the City of South Perth's Town Planning Scheme No.6.
- 3.2 A minimum 2 storey building requirement applies to Lots 102, 103, 104, 105 and 106.
- 3.3. Ground Floor Building Envelope (BE) walls/piers, as shown on the Ground Floor LDP Diagram, are permitted to a maximum height of 3.5m.
- 3.4 First Floor Building Envelope (BE) walls/piers, as shown on the First Floor LDP Diagram, are permitted to the maximum height outlined in Clause 3.1 of this LDP.

LOCATION PLAN



4. SETBACKS/OVERHANGS

- 4.1. On lots 102, 103, 105 and 106 (only), the first floor is required to have an Overhang (BAL and/or LIV), as shown on the First Floor LDP Diagram, that projects a minimum of 1.0m beyond the front of the garage below. The overhang-width shall extend for at least 80% of the width of the garage below.
- 4.2. The minimum garage setbacks shall be in accordance with the setbacks outlined on the Ground Floor LDP Diagram.
- 4.3. The minimum setbacks for the First Floor Overhangs (BAL and/or LIV) shall be in accordance with the setbacks outlined on the First Floor LDP Diagram.
- 4.4. If a development proposes a First Floor Balcony with a primary street setback of less than 1.5 metres, an application for Development Approval shall be submitted to the City of South Perth. Furthermore, a First Floor Balcony may be positioned no closer than 1.0 metre from the primary street, subject to a Development Application being submitted and the applicant addressing how the Balcony:
 - a) makes a positive contribution to the streetscape; and
 - b) is consistent with orderly and proper planning of the precinct, having regard to the provisions of clause 7.8(1) (b) of the City's Town Planning Scheme No. 6.

5. DESIGN ELEMENTS / STREETScape

- 5.1. All car parking spaces (including garages) shall be located in accordance with the designated garage locations (G) as shown on the Ground Floor LDP Diagram.
- 5.2. Dwellings that are required (under Clause 4.1 of this LDP) to have a first floor front-overhang (BAL and/or LIV), shall incorporate (on the first floor directly-above the garage) a:
 - a) BAL - a balcony off a habitable living room (i.e. not a bedroom); and/or a
 - b) LIV - a habitable living room (i.e. not a bedroom).
- 5.3. Building Envelope (BE) walls/piers, are permitted to be in the locations shown on the Ground Floor and First Floor LDP Diagrams. These BE walls/piers are also subject to the following requirements:
 - a) Any portion of BE walls on the boundary, as indicated on the Ground Floor and First Floor LDP Diagrams, may also be set back from those boundaries (subject to a minimum 0.9m setback being provided).
 - b) Any major openings within BE walls shall comply with the Deemed-to-comply provisions of Clause 5.4.1 "Visual Privacy" of the RDC.
- 5.4. Screen walls (SW), are permitted in locations shown on the First Floor LDP Diagram. Where proposed Screen Walls shall be a maximum height of 1.8m above the First Floor finished floor level and shall comply with the deemed-to-comply provisions of Clause 5.4.1 "Visual Privacy" of the RDC.
- 5.5. First Floor Overhangs (BAL and/or LIV), as shown on the First Floor LDP Diagram, shall have balustrading and/or windows (on the edge of the overhang) with a minimum visual permeability of 80%.

6. ROOF PITCHES

- 6.1. All lots shall have a Ground Floor maximum roof pitch of 30 degrees.
- 6.2. Lots 102 and 103 shall have a First Floor maximum roof pitch of 6 degrees.
- 6.3. Lots 104, 105 and 106 shall have a First Floor maximum roof pitch of 30 degrees.

General Roofing Advice Note:

Roofing materials should have low-reflectivity to assist with minimising glare onto neighbouring properties. NB: Zincalume and Colorbond Metallic Range are NOT considered to be of low-reflectivity. However, Standard Colorbond Range and roofing Tiles ARE considered to be of low-reflectivity.

7. CROSSOVERS

- 7.1. Crossovers (CR) shall be constructed to a maximum width of 4.5m and located where shown on the Ground Floor LDP Diagram.
- 7.2. Crossovers (CR) shall have a minimum 2.0m clearance from the existing street trees (TR) shown on the Ground Floor LDP Diagram.

8. OPEN SPACE

- 8.1. No minimum open space requirement applies to lots the subject of the LDP, subject to the following provisions:
 - a) An Outdoor Living Area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
 - b) At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
 - c) The OLA has a minimum 3m length or width dimension.

9. FENCING/LANDSCAPING

- 9.1. Front fencing shall comply with the City of South Perth policy document P350.07 - Street Walls and Fences.
- 9.2. Soft landscaping shall be provided within the street setback area to all areas not comprising of driveways or pedestrian paths.

10. OVERSHADOWING

- 10.1. Development on Lots 102 and 106 shall be in accordance with the Deemed-to-comply Solar Access for Adjoining Sites requirements of Clause 5.4.2 of the RDC.
- 10.2. No maximum overshadowing applies to lots 103, 104 and 105.

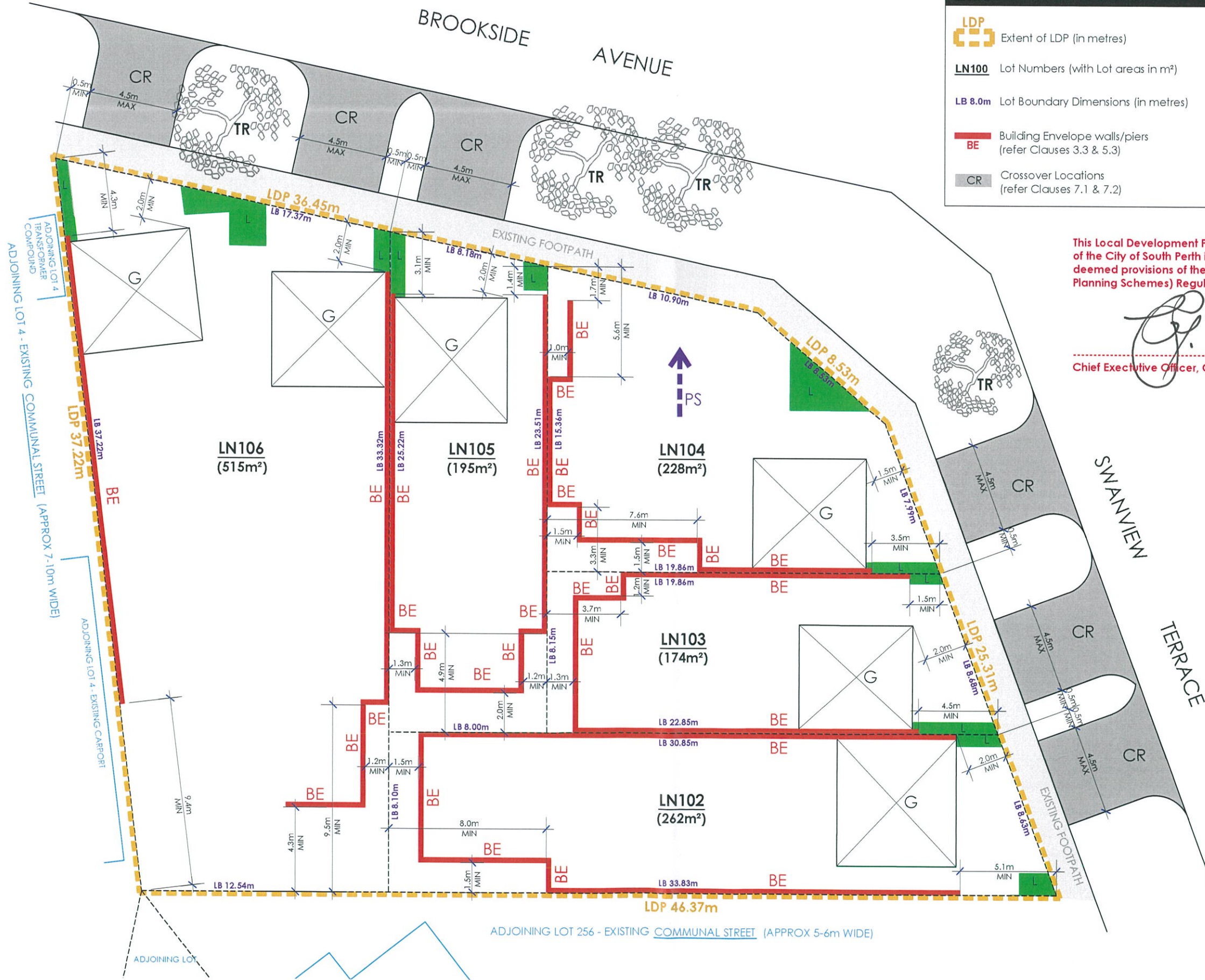
11. MINIMUM GROUND AND FLOOR LEVELS

- 11.1. Development on all lots shall be in accordance with Clause 6.9 (Minimum Ground and Floor Levels) of the City's Town Planning Scheme No.6 (TPS6).

This Local Development Plan has been adopted by the Council of the City of South Perth in accordance with clause 52 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.


Chief Executive Officer, City of South Perth


Date



LEGEND

- LDP** Extent of LDP (in metres)
- LN100** Lot Numbers (with Lot areas in m²)
- LB 8.0m** Lot Boundary Dimensions (in metres)
- BE** Building Envelope walls/piers (refer Clauses 3.3 & 5.3)
- CR** Crossover Locations (refer Clauses 7.1 & 7.2)
- G** Garage Locations (refer Clauses 4.2 & 5.1)
- TR** Existing Street Trees (refer Clause 7.2)
- 1m MAX** Dimensions (Shown in Metres)
- PS** Dwelling orientation to primary street (Lot 104 only)
- L** Landscaping (Indicative) (refer Clause 9.2)

This Local Development Plan has been adopted by the Council of the City of South Perth in accordance with clause 52 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Chief Executive Officer, City of South Perth

9 JULY 2018
Date

LOCAL DEVELOPMENT PLAN
GROUND FLOOR LDP DIAGRAM
LOT 1 (42) SWANVIEW TERRACE,
SOUTH PERTH, WA

LDP-02
REVISION 9

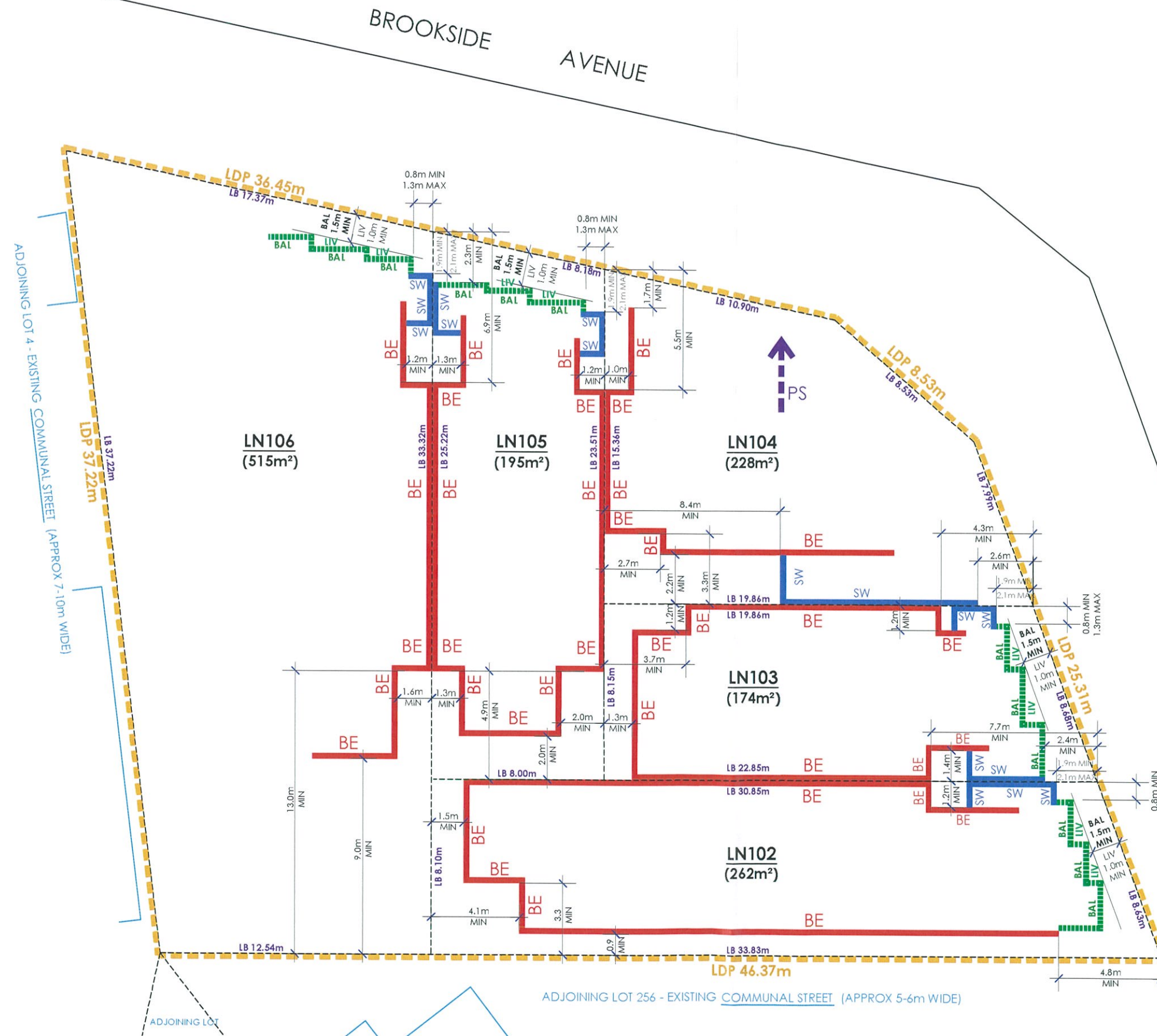


SHEET
2/3



DATE: 03.07.2018

DISCLAIMER: ALL AREAS, DISTANCES AND ANGLES ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.



LEGEND

- LDP** Extent of LDP (in metres)
- LN100** Lot Numbers (with Lot areas in m²)
- LB 8.0m** Lot Boundary Dimensions (in metres)
- BE** Building Envelope walls/piers (refer Clause 3.4 & 5.3)
- LIV BAL** First Floor Overhang (refer Clauses 4.1, 4.3, 4.4, 5.2 & 5.5)
- SW** Screen Wall (refer Clause 5.4)
- 1m MAX** Dimensions (Shown in Metres)
- PS** Dwelling orientation to primary street (Lot 104 only)

This Local Development Plan has been adopted by the Council of the City of South Perth in accordance with clause 52 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Chief Executive Officer, City of South Perth

Date



LOCAL DEVELOPMENT PLAN
FIRST FLOOR LDP DIAGRAM
LOT 1 (42) SWANVIEW TERRACE,
SOUTH PERTH, WA

LDP-03
REVISION 9

Scale Bar (m)

SHEET
3/3



DATE: 03.07.2018

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