

LOCAL DEVELOPMENT PLAN PROVISIONS

LOCAL DEVELOPMENT PLAN

TOWN PLANNING SCHEME NO. 6

**LOT 240 (57) SWANVIEW TERRACE, SOUTH PERTH
PRECINCT 4: HURLINGHAM**

This Local Development Plan (LDP) relates to Lot 240 (57) Swanview Terrace, South Perth. Specifically proposed Lots 1-5, the subject of application for survey-strata subdivision WAPC Ref: 1367-15.

The purpose of this LDP is to set out the development requirements for the land subject of application for survey-strata subdivision WAPC Ref: 1367-15, 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.

The following provisions apply to all applications for development on land the subject of this LDP:

GENERAL

1. The provisions of the City of South Perth's Town Planning Scheme No. 6 and State Planning Policy 3.1 Residential Design Codes apply unless otherwise varied below.
2. No planning approval is required under clause 7.1 of the City of South Perth's Town Planning Scheme No. 6 where proposed development on the land which this LDP relates to is compliant with the provisions of this LDP.

RESIDENTIAL DESIGN CODE

3. The Residential Design Code applicable to land subject of this LDP is R40, as per the City of South Perth's Town Planning Scheme No. 6 map.

BUILDING HEIGHT

4. Building heights shall be 7.0m maximum as per the City of South Perth's Town Planning Scheme No.6.

SETBACKS

5. All setbacks as per RDC unless otherwise provided for in this LDP.

LANDSCAPING

6. The portion of the site forward of the proposed building and extending to the primary street boundary must incorporate landscaping of exceptional quality, which is visible from the primary street. The term 'exceptional quality' means landscaping of a standard which the City of South Perth considers to be exceptional, comprising the following:
 - a. Reticulated planting including at least one tree with a minimum height of 3.0m when planted which, in the opinion of the Council, is likely to grow to a minimum height of 4.0 metres within 12 months; and
 - b. Other decorative landscaping features.

7. The landscaped area must be fenced above a height of 1m other than by way of open grille type material, extending to a maximum height of 1.8m, with the solid components between any supporting piers comprising no more than 20%. The remaining 80% of the space between piers shall be open so as to preserve a clear view of the landscaping and of the building façade.

8. The landscaped area shall not be paved other than for pedestrian access (or vehicular access to proposed Lots 4 and 5) and shall not form part of a private courtyard to a dwelling.

CAR PARKING

9. Car parking shall be provided at two bays per dwelling in accordance with the requirements of location B of Clause 5.3.3 (C3.1) of the R-Codes.

INCIDENTAL DEVELOPMENT REQUIREMENTS

10. Garages may be incorporated into the ground floor of a dwelling.

This LDP has been approved under clause 52(1)(a) of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

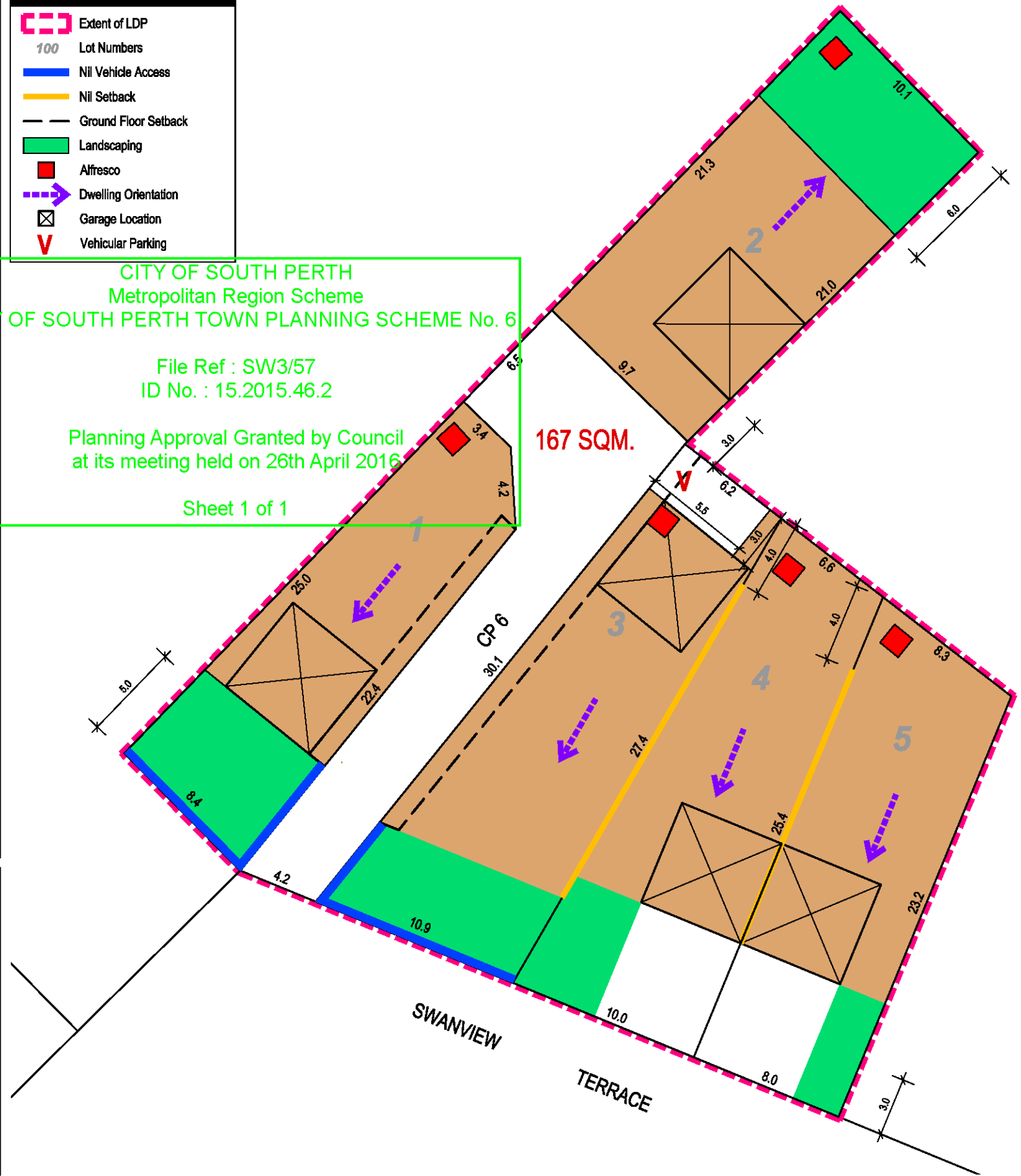
Planning Manager,
City of South Perth

Date

LEGEND

- Extent of LDP
- Lot Numbers
- Nil Vehicle Access
- Nil Setback
- Ground Floor Setback
- Landscaping
- Alfresco
- Dwelling Orientation
- Garage Location
- Vehicular Parking

CITY OF SOUTH PERTH
Metropolitan Region Scheme
CITY OF SOUTH PERTH TOWN PLANNING SCHEME No. 6
 File Ref : SW3/57
 ID No. : 15.2015.46.2
 Planning Approval Granted by Council
 at its meeting held on 26th April 2016
 Sheet 1 of 1



LOCATION PLAN

