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PROVISIONS

This Local Development Plan (LDP) applies to Lots 141-178, 198 - 207 and 212-226 within Highland Range Estate.

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17 and the provisions of the applicable structure plan SP001/E (as amended).

The Residential Design Codes are varied as detailed below.

Variations to the R-Code provisions, in accordance this LDP, do not require consultation with adjoining/other landowners.

Where there is inconsistency between the requirements of LPS 17 and/or the R-Codes with this LDP, the provisions of this LDP prevail to the extent of any inconsistency.

Open Space

1. A minimum of 40% Open Space applies to all lots.

Boundary Setbacks

2. Primary Street Setback
 - For Lots 141-169 - 2.5 metre minimum with a 3.0 metre average.
 - For Lots 170-178, 198-207 and 212-226 - 2.5 metre minimum with a 5.0 metre average.
3. Perth-Adelaide Highway - 3.0 metre minimum setback to rear boundaries abutting Perth-Adelaide Highway.

Garages

4. Garages are to be setback:
 - For Lots 141-169 a minimum of 4.5 metres from the primary street (1.5 metres behind the dwelling line)
 - For Lots 170-178, 198-207 and 212-226 a minimum of 6.0 metres from the primary street (1.0 metres behind the dwelling line).
 Garages are not to be forward of the dwelling alignment and may be aligned with the dwelling provided they do not exceed the garage setback line.

*Garage setbacks should be determined on a site specific basis and may require greater than 6 metres where constrained by topography. Designers and Builders should ensure that the City of Swan Driveway Gradient Standards (STD 29-3s and STD 29-1s) are achieved prior to lodging a Building Permit.

Drainage

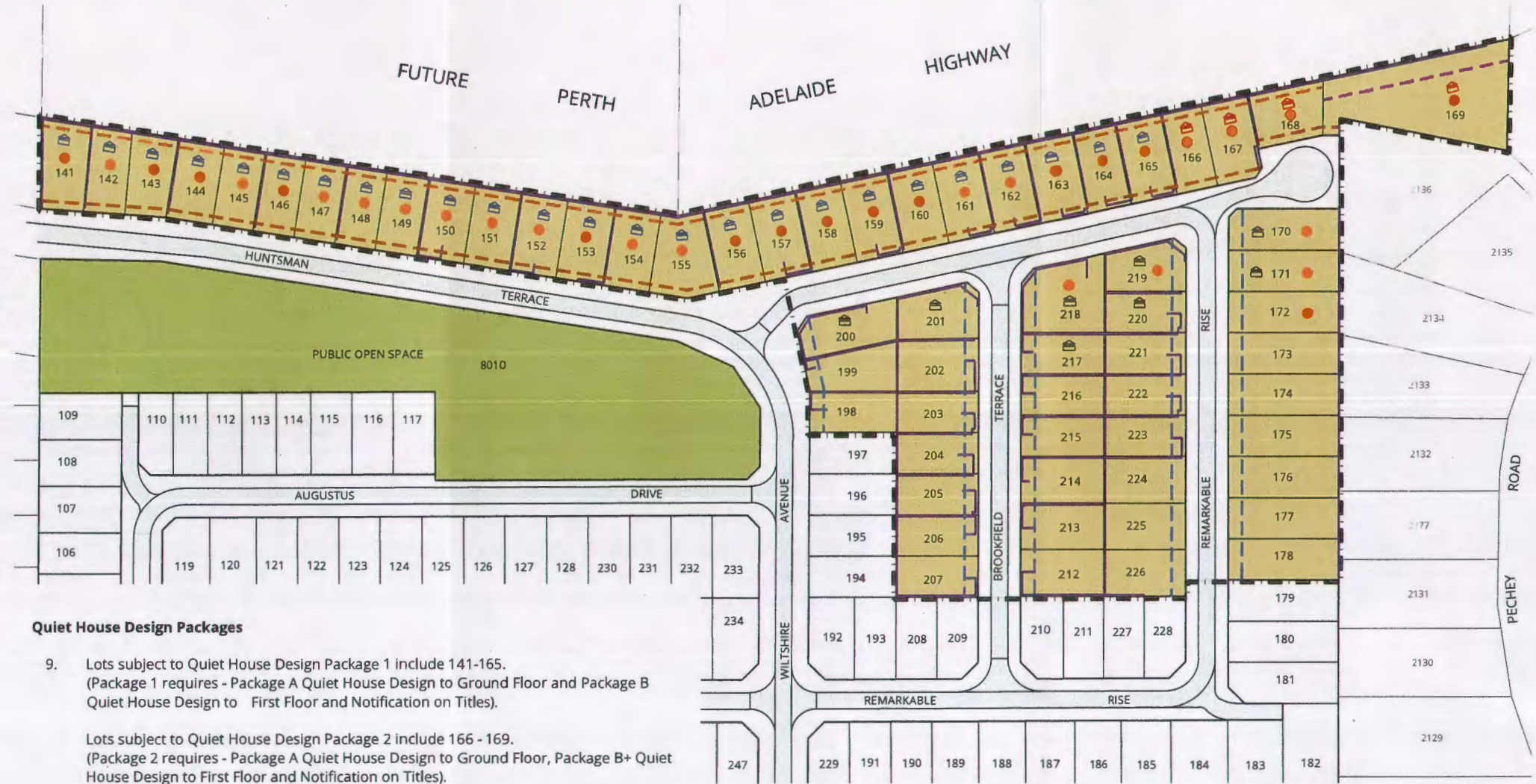
5. All dwellings are to be connected into the road drainage network. Connection of the dwelling is to be at the connection pit provided within the lot and is the responsibility of the owner. Building plans are to identify lot connection details when making application for a Building Permit to the City of Swan.

Fire Management

6. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment (BAL) and certification prior to construction of a dwelling in accordance with Australian Standard 3959.
7. Building setback requirements to the Perth - Adelaide Highway are to be in accordance with Provision 3 and subject to the BAL assessment.

Acoustic Noise

8. Dwellings constructed on lots identified as being subject to forecast noise levels in excess of acceptable levels are required to comply with the appropriate 'Quiet House' design 'Package' as identified within the approved Noise Management Plan.



Quiet House Design Packages

9. Lots subject to Quiet House Design Package 1 include 141-165. (Package 1 requires - Package A Quiet House Design to Ground Floor and Package B Quiet House Design to First Floor and Notification on Titles).
- Lots subject to Quiet House Design Package 2 include 166 - 169. (Package 2 requires - Package A Quiet House Design to Ground Floor, Package B+ Quiet House Design to First Floor and Notification on Titles).
- Lots Subject to Quiet House Design Package 3 include 200, 201, 218, 219, 170, 171. (Package 3 requires - Package A Quiet House Design to First Floor only and Notification on Titles).

LEGEND

- LOTS SUBJECT TO THIS LDP
- 7 LOT NUMBERS
- RESIDENTIAL
- PUBLIC OPEN SPACE
- 3.0m PRIMARY STREET SETBACK
- 5.0m PRIMARY STREET SETBACK
- 3.0m SETBACK TO PERTH-ADELAIDE HIGHWAY
- 7.5m SETBACK TO PERTH-ADELAIDE HIGHWAY
- RETAINING WALL LOCATIONS (For information only)
- LOTS SUBJECT TO BAL ASSESSMENT

QUIET HOUSE DESIGN
(Refer to Provision 9 for requirements)

- PACKAGE 1
- PACKAGE 2
- PACKAGE 3

QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE ADJACENT TO THE PERTH – ADELAIDE HIGHWAY			
AREA TYPE	ORIENTATION	PACKAGE A	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Hinged doors only, fitted with acoustic seals No vents to outside walls/eaves	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No external doors No vents to outside walls/eaves
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves
	Away from Road	No Requirements	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board 35mm (min) solid core external doors with acoustic seals Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles No vents to outside walls/eaves	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles Front door to be 40mm solid core with acoustic seals
	Side-on to Road	Casement or awning windows with 6mm glass Eaves enclosed with 6mm compressed fibre cement board	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board
Other indoor areas	Away from Road	No Requirements	No Requirements
	Any orientation	No Requirement	No Requirements

Note : Package B+ is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing Perth-Adelaide Highway.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

14/9/2022

Delegated Authority Officer:

LDP/1/2022

LOCAL DEVELOPMENT PLAN
HIGHLAND RANGE
JANE BROOK



0 25 50
SCALE @ A3: 1:2000
7846-LDP-02-H



7846_LDP02H_20220121 (LDP Stage 3) DRAWN: FORBES CHESTERMAN DATE CREATED: 2022.01.21 PROJECTION: MGA50 GD84 - CADASTRE LANDGATE - FORBES CHESTERMAN - 2022.02.07