

LEGEND

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|--|------------------------------|--|---------------------------------------|
| | 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.

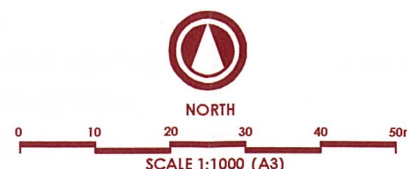
Solar Passive Design

- 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