

- LEGEND:**
- LDP BOUNDARY
 - - - BUILDING ENVELOPE
 - PRIMARY DWELLING ORIENTATION
 - 2.8m HIGH LIMESTONE BLOCK SCREEN WALL
 - ▨ 6m WIDE FIRE ACCESS EASEMENT
- * LOTS REQUIRING NOTIFICATIONS ON TITLES AND PACKAGE A TREATMENT TO DWELLINGS**

**LOCAL DEVELOPMENT PLAN
LOTS 10 - 21 BERNBOROUGH AVENUE - TRANSITION LOTS
CAVERSHAM**

DATE: 29th MARCH 2019 THE DOCUMENT MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORISED USE OF THIS DOCUMENT IN ANY FORM WHATSOEVER IS PROHIBITED.

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated within the designated building envelopes. The residential coding of all Transition lots shown on the LDP is R5.

1. Local Planning Scheme and R-Code variations
Local Planning Scheme No. 17 and R-Codes are varied in the following manner:

1.1 Setbacks

- The primary street setback is 6m minimum.
- Side setback is 5.0m minimum.
- Rear setback 55m to gas pipeline easement

1.2. The requirements of the R-Codes and Local Planning Scheme No. 17 shall be satisfied in all other matters.

1.3. All other developments shall be in accordance with Local Planning Scheme No. 17, R-Codes and POL-LP-11

4. Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the City of Swan.

2. Quiet House Design

The lots identified on the LDP (*) require Package A noise attenuation treatment as defined in the Loyd George Acoustics Report dated February 2013, prepared for the Caversham Local Structure Plan - Cell 2.

3. Bushfire Management Plan
A Bushfire Management Plan for the subject lots has been prepared by BJ Marsh Pty Ltd dated 13 August 2018.
The Bushfire Attack Level for the subject lots are indicated below:

- BAL Low
- BAL 12.5
- BAL 19

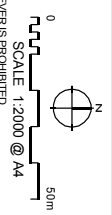
LOCATION PLAN

SUBJECT AREA

The development guidelines as shown have been adopted by Council

Co-ordinator Statutory Planning Date

COS Ref:



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