

# LOCAL DEVELOPMENT PLAN No.5

## General

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No. 17, the First Stage Brabham Local Structure Plan, the Residential Design Codes Volume 1 (R-Codes) and POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium density single house development standards (R-MD Codes) apply.

This LDP operates in conjunction with the requirements of the R-Codes and R-MD Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies the requirements of the R-Codes or R-MD Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

### Public Open Space (POS) Interface (Lots 791, 795, 799 - 801, 950, 951, 955 & 956)

- Buildings shall be setback a minimum of 1m from the boundaries abutting POS where identified on this LDP.
- Fencing along boundaries abutting POS is permitted to be solid to a maximum height of 1.8m behind the primary street setback line, as identified on this LDP.

### Vehicle Access

- For lots 820-823, 860-863 and 760 garages shall be located where designated on this LDP.
- For lots 821, 822, 861 and 862 fronting Woollcott Avenue, crossovers shall be co-located where identified on this LDP, as indicatively shown in Figure 1.

### Garage Setbacks (Lots 868 - 875)

- Garages shall be setback a minimum of 1m from a laneway.

### Waste Collection (Lots 868 - 875)

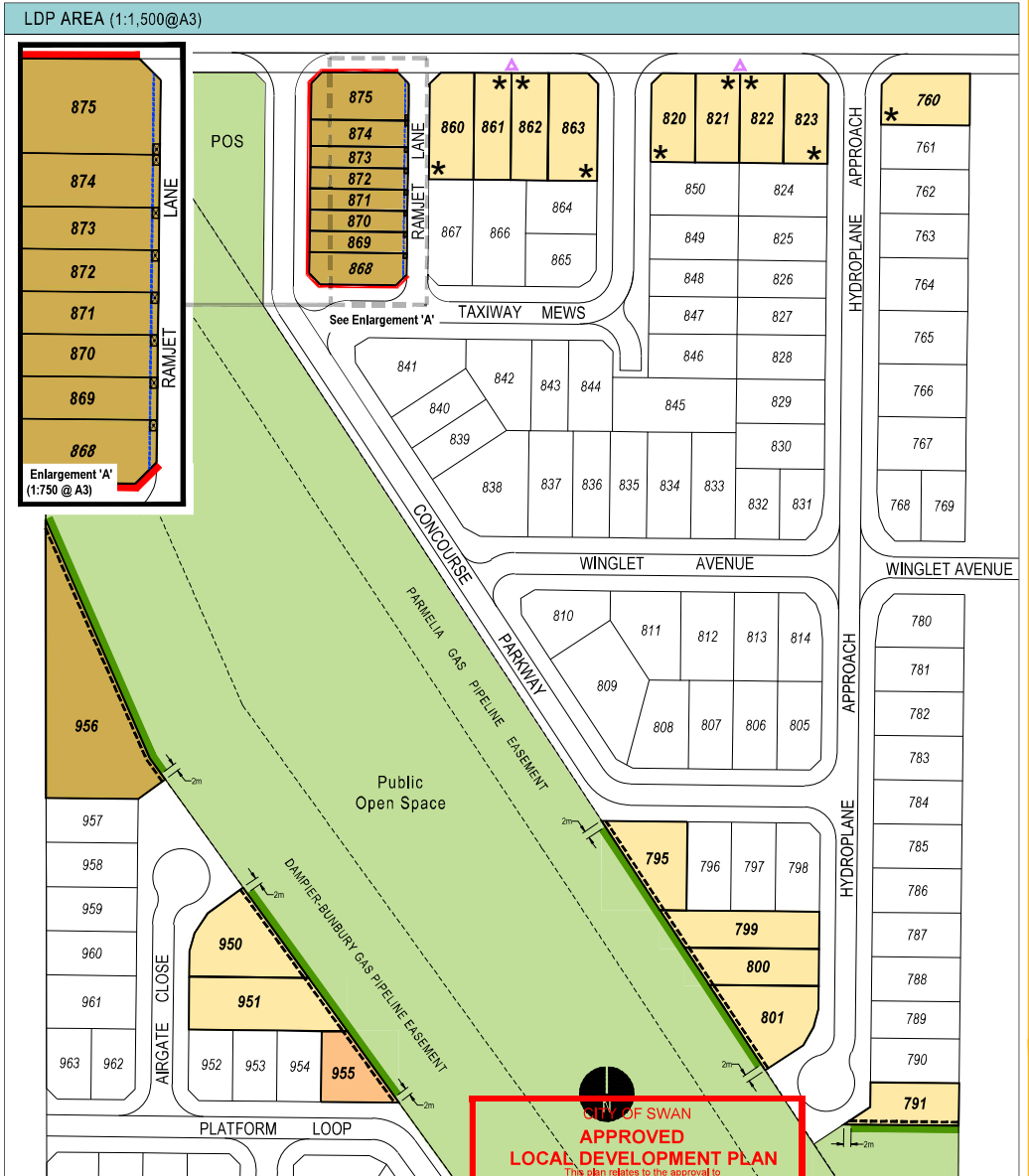
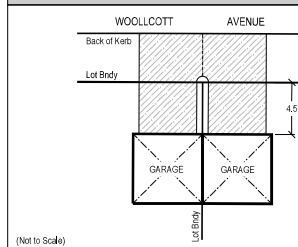
- Lots identified on this LDP shall provide a 1.5m x 1m deep bin collection space within the lot boundary, adjacent to the laneway.



### LEGEND

- LDP Area
- Residential R30
- Residential R40
- Residential R60
- \* Designated Garage Location
- Indicative Bin Collection Space
- 1m minimum Garage Setback
- 1m minimum POS Setback
- No Vehicle Access
- 1.8m high solid Fencing
- ▲ Co-located crossover location

FIGURE 1  
TYPICAL CO-LOCATED CROSSOVER DESIGN



ENDORSEMENT TABLE	City Ref. No. ....
Delegated Officer, City of Swan	Date

This Local Development Plan has been approved under delegation in accordance with Clause 52(1)(6) of the Planning and Development (Local Planning Schemes) Regulations 2015.

**CITY OF SWAN**  
**APPROVED**  
**LOCAL DEVELOPMENT PLAN**  
This plan relates to the approval to commence development dated:  
01 Oct 2024  
No.: 1 of 1  
Ref. LDP/7/2023/A

**Development WA**  
*Celina Chave*  
**Celina Chave**  
**DELEGATED AUTHORITY OFFICER**

