

LOCAL DEVELOPMENT PLAN No.3

General

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No.17, the Brabham Local Structure Plan, the Residential Design Codes Volume 1 (R-Codes) and the City of Swan 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 to the R-Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

R-MD Codes

- Unless varied within this LDP, the R-MD R60 R-Code variations of the City of Swan POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium density single house development standards (R-MD Codes) apply to all R80 coded lots within this LDP.

Street Setback

- As per R80 requirements of the R-Codes.

Building Height / Lot Boundary Setbacks

- Boundary walls with a minimum height of 5.4m and a maximum height of 7m are required to both side boundaries and are permitted for a maximum length of 60% of the length of the lot boundary in the locations indicatively shown on this LDP.
- The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling.

Garage Setback

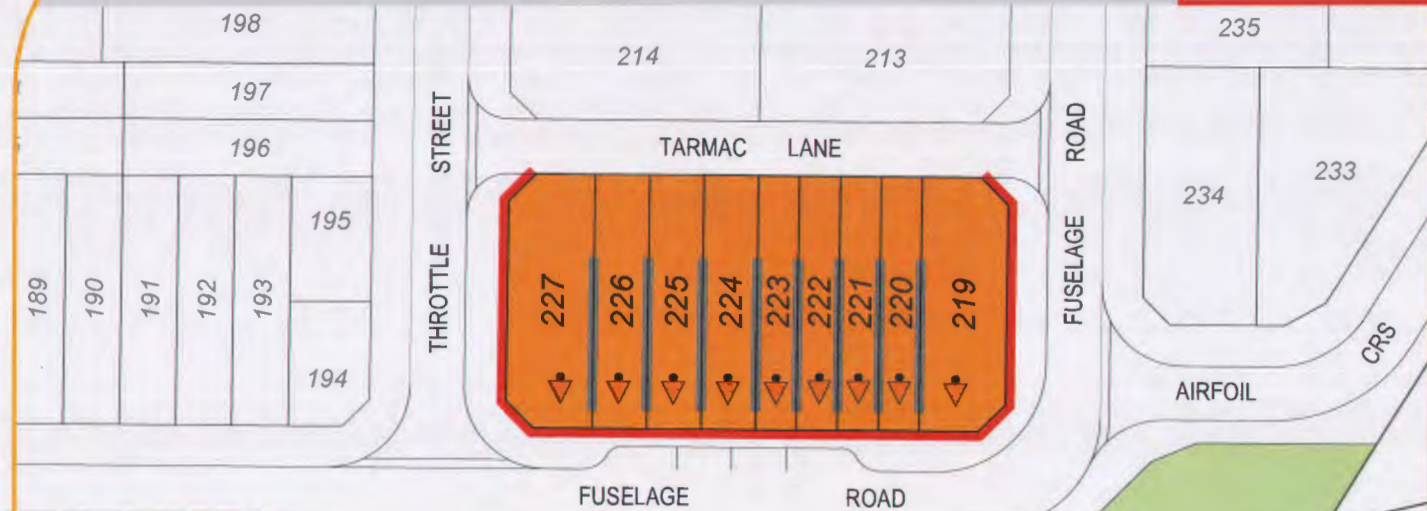
- Garages shall be setback a minimum of 1m from a laneway.

Parking

- For 4.5m wide lots, a minimum of one on site bay shall be provided.

Waste Collection

- A 1.5m wide x 1m deep bin collection space shall be provided adjacent to the laneway.



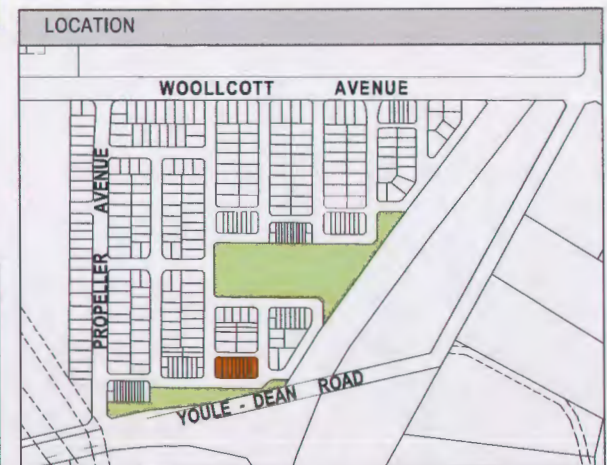
CITY OF SWAN
APPROVED PLAN
No.: 1 of 1
Ref.: LDP/38/2020
This plan relates to the approval to commence development granted by Council at its Ordinary Meeting held on: 17 February 2021

Public Open Space

YOULE - DEAN ROAD

LEGEND

- Residential R80
- No Vehicle Access
- Indicative Boundary Wall Location
- Primary Dwelling Orientation



ENDORSEMENT TABLE

City Ref. No. LDP/38/2020/1A
14/04/2021

Delegated Officer, City of Swan

Date

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



Government of Western Australia
Department of Communities

