

Disclaimer:
 The City makes every attempt to keep its
 published records up to date; however the
 subject document may have been superseded
 by a more recently approved document.

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.

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 required for a maximum length of 60% of the length of the lot boundary in the locations 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.

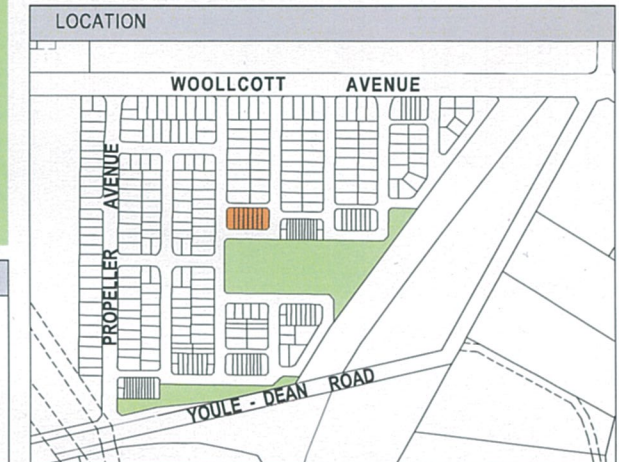
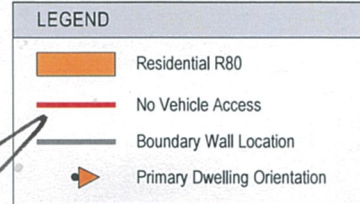
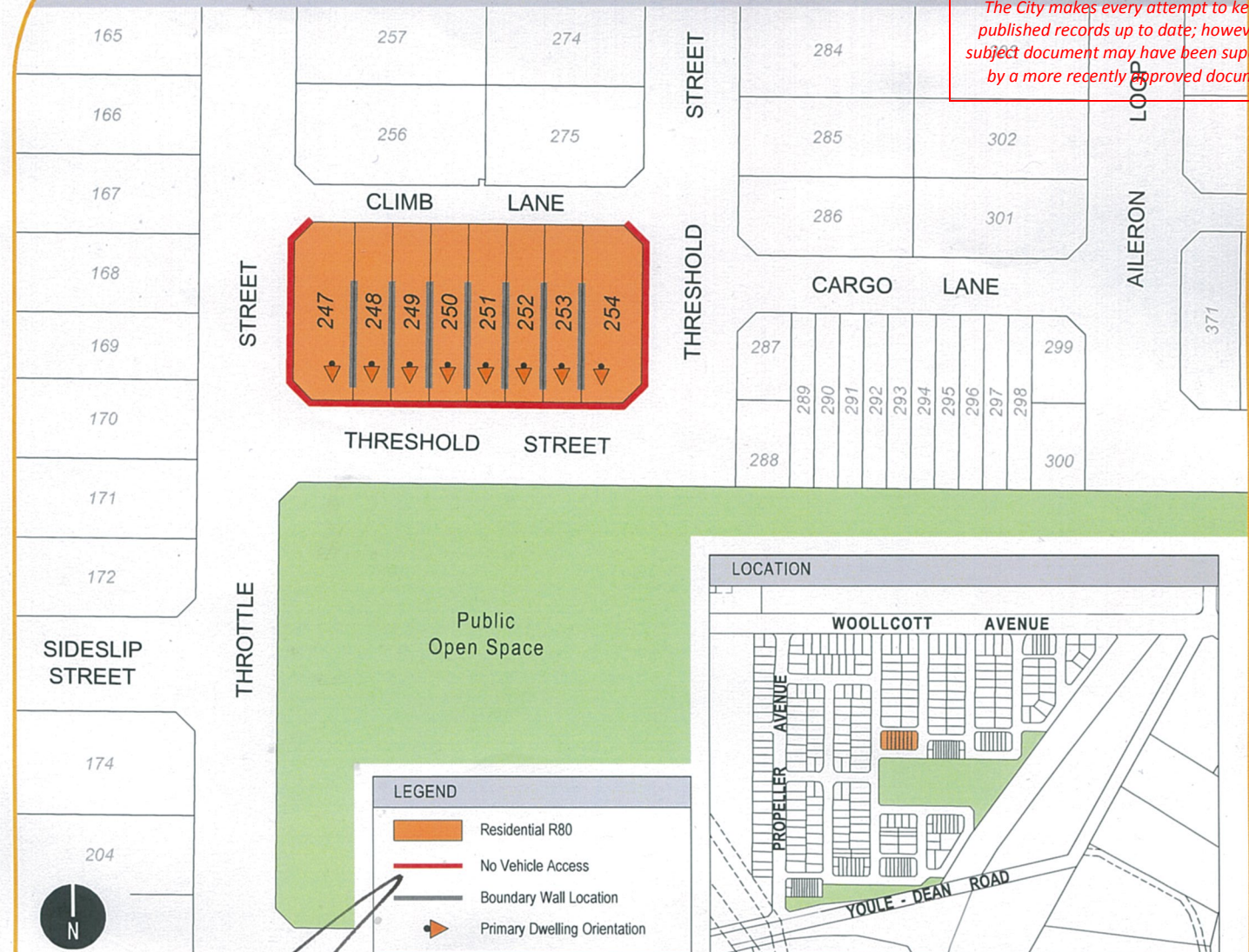
Garage Setback

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

Waste Collection

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

LOCAL DEVELOPMENT PLAN No.2



ENDORSEMENT TABLE

Delegated Officer, City of Swan

City Ref. No. LDP/30/2020.
 Date 18/11/20

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

