

LOCAL DEVELOPMENT PLAN No.4

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-1-11 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 any 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.

1. This Local Development Plan has been prepared in accordance with Condition 13 of WAPC Subdivision Approval 159519, dated 28 October 2020 and Condition 9 of WAPC subdivision approval 200465, dated 3 October 2024.

2. This Local Development Plan applies Quiet House construction standards for noise-affected lots as identified on Lloyd George Noise Assessment dated 9 November 2024.

3. Modifications to the Quiet House construction standards may be approved by the City of Armadale where it can be demonstrated that the proposed development will be provided with an acceptable level of acoustic amenity. Any such modifications shall be specified in a Transportation Noise Assessment undertaken by a suitably-qualified consultant, to the satisfaction of the City.

Public Open Space (POS) Interface

- Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has clear view of the POS.
- Fencing along boundaries adjoining POS shall have a maximum height of 1.8m and be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level where identified on this LDP.
- Side boundary fencing to public open space may be solid to 1.8m where identified on this LDP.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- All clothes drying and areas shall be screened from the POS.

Vehicle Access

- Vehicle access is prohibited in locations as identified on this LDP.
- Vehicle access and garage locations for all corner lots, excluding laneway lots, is permitted from either the primary or secondary street.

Waste Collection

- For Lot Type 1 and 2, a 1.5m wide x 1m deep bin collection space shall be provided adjacent to the laneway.

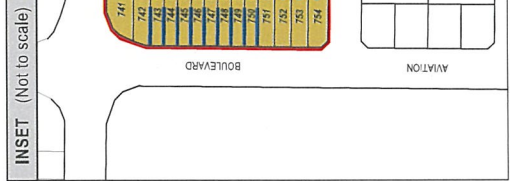
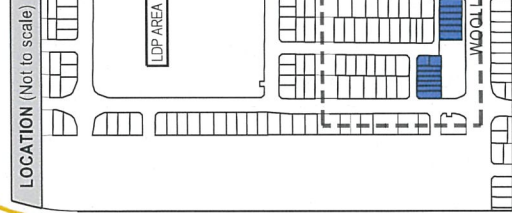
Build Form Requirements

- Refer attachments 1 & 2.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP-4/2021/B
 Approval Date: 07 Feb. 2025
 Expiration Date: 17/2/2035


 Celina Chave
 DEPUTY CITY OFFICER

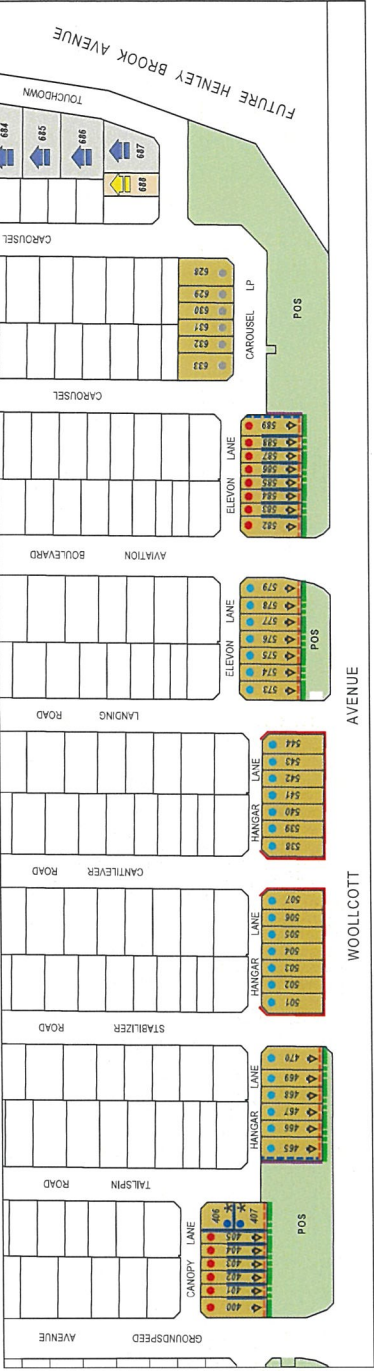


LEGEND

- LDP Area: Blue shaded area
- Residential R20: Light blue box
- Residential R30: Yellow box
- Residential R40: Orange box
- Residential R60: Dark orange box
- Lot Type 1: Red circle
- Lot Type 2: Blue circle
- Lot Type 3: Light blue circle
- Lot Type 4: Grey circle
- Visually Permeable Fencing: Dashed green line
- Safe Fencing (1.8m): Dashed red line
- No Vehicle Access: Red line with asterisk
- Boundary Wall Locations: Blue line with arrow
- 1m POS Setback: Dashed blue line
- 1m POS Side Setback: Dashed orange line
- Designated Garage Location: Blue arrow
- Primary Dwelling Orientation: Yellow arrow

QUIET HOUSE DESIGN
 Lloyd George Noise Assessment (03.12.2024)

- Upper Floor: House icon with top half shaded
- Ground Floor: House icon with bottom half shaded
- Package - A: Green box
- Package - B: Yellow box
- Package - C: Blue box
- Package - None: White box



ENDORSEMENT TABLE

City Ref. No.:
 Date:

Delegated Officer: City of Swan
 This Local Development Plan has been approved under delegation in accordance with Clause 52(1)(b) of the Planning and Development Local Planning Scheme (Proposed 2015)

DevelopmentWA

PEET



Celina Chave
 DEPUTY CITY OFFICER