

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-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 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.

Public Open Space (POS) Interface

- Buildings on lots 720-726 shall be setback a minimum of 2m from the POS boundary.
- 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 abutting 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

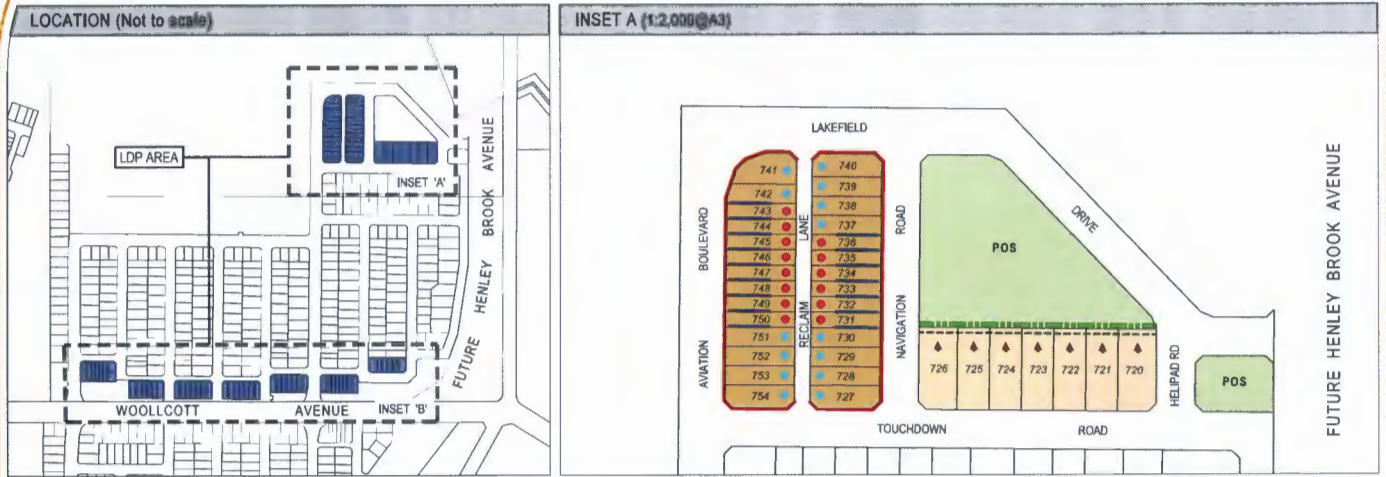
- Vehicle access is prohibited in locations as identified on this LDP.

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.

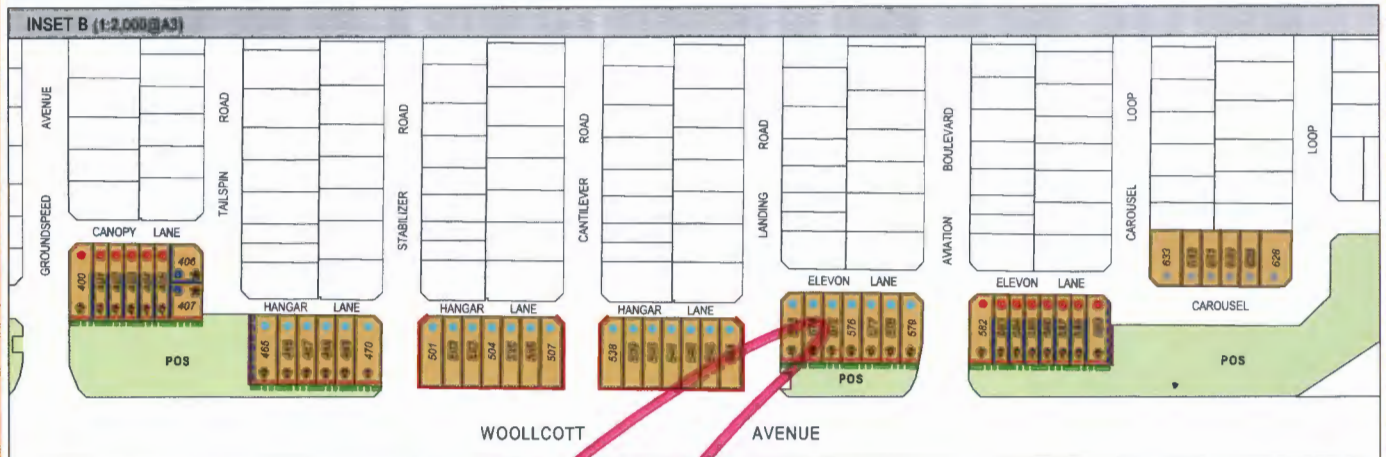
Built Form Requirements

- Refer attachments 1 & 2.



LEGEND

LDP Area	Lot Type 1	Visually Permeable Fencing	2m POS Setback	Designated Garage Location
Residential R30	Lot Type 2	Solid Fencing (1.8m)	1m POS Setback	Primary Dwelling Orientation
Residential R60	Lot Type 3	No Vehicle Access	1m POS Side Setback	Boundary Wall Locations
	Lot Type 4			



ENDORSEMENT TABLE
 City Ref. No. LDP/2021
 Delegated Officer, City of Swan
 Date: 9/9/21



Government of Western Australia
 Department of Communities



ATTACHMENT 1 - BUILT FORM REQUIREMENTS

Lot Type	Street Setbacks	Building Height / Lot Boundary Setbacks	Outdoor Living Area	Garage Setback	Parking	Overshadowing	Privacy
1 (6m rear loaded)	<ul style="list-style-type: none"> 1m minimum, no average 0.5m to porch / veranda, no maximum length 	<p><u>Building height</u></p> <ul style="list-style-type: none"> As per R-Codes <p><u>Boundary Setbacks</u></p> <ul style="list-style-type: none"> Boundary walls with a height of 3.5m or less are permitted to both side boundaries with no maximum length. Boundary walls with a minimum height of 5.4m and a maximum height of 7m are required to both side boundaries (excluding secondary street boundaries) and are permitted for a maximum length of 60% of the length of the lot boundary in the locations identified 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. Buildings setback a minimum of 1m from boundaries abutting public open space. 	<ul style="list-style-type: none"> An outdoor living area with an area of 10% of the lot size or 20m², whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. The Outdoor Living area has a minimum dimension of 3m. No other R-Code site cover, outdoor living area or landscaping requirements apply. 	<ul style="list-style-type: none"> Garages shall be setback a minimum of 1m from a laneway. 	<ul style="list-style-type: none"> One on-site bay where dwelling has two bedrooms or less. 	<ul style="list-style-type: none"> The solar access requirements of the R-Codes do not apply. 	<ul style="list-style-type: none"> The visual privacy provisions of the R-Codes do not apply.
2 (7.5m rear loaded)	<ul style="list-style-type: none"> 1m minimum, no average 0.5m to porch / veranda, no maximum length 	<p><u>Building height</u></p> <ul style="list-style-type: none"> As per R-Codes <p><u>Boundary Setbacks</u></p> <ul style="list-style-type: none"> Boundary walls with a height of 3.5m or less are permitted to both side boundaries with no maximum length. The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. Buildings setback a minimum of 1m from boundaries abutting public open space. 	<ul style="list-style-type: none"> An outdoor living area with an area of 10% of the lot size or 20m², whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. The Outdoor Living area has a minimum dimension of 3m. No other R-Code site cover, outdoor living area or landscaping requirements apply. 	<ul style="list-style-type: none"> Garages shall be setback a minimum of 1m from a laneway. 	<ul style="list-style-type: none"> One on-site bay where dwelling has two bedrooms or less. 	<ul style="list-style-type: none"> The solar access requirements of the R-Codes do not apply. 	<ul style="list-style-type: none"> The visual privacy provisions of the R-Codes do not apply.

ENDORSEMENT TABLE

City Ref. No. 2021/001

Delegated Officer, City of Swan _____ Date 11/11/21

This Local Development Plan has been approved by the Council of the City of Swan on 11/11/21. It is a condition of the Planning and Development (Local Planning) Act 2015 that the Council of the City of Swan must ensure that the Local Development Plan is consistent with the Planning and Development (Local Planning) Act 2015.



ATTACHMENT 2 - BUILT FORM REQUIREMENTS

Lot Type	Street Setbacks	Building Height / Lot Boundary Setbacks	Outdoor Living Area	Garage Setback	Parking	Overshadowing	Privacy
3 (Urban Garage)	<ul style="list-style-type: none"> Buildings setback a minimum of 0.5m from the Primary Street. Buildings setback a minimum of 0.5m from the corner truncation and secondary street boundary. 	<p><u>Building height</u></p> <ul style="list-style-type: none"> Top of external wall (roof above) - 9m Top of external wall (concealed roof) - 10.5m Top of pitched roof - 12m <p><u>Boundary Setbacks</u></p> <ul style="list-style-type: none"> Boundary walls with a maximum height of 10m are permitted to side and rear boundaries (excluding secondary street and POS boundaries) with no maximum length in the locations identified on this LDP. The external surface of boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. Buildings setback a minimum of 1m from boundaries abutting public open space. 	<ul style="list-style-type: none"> An outdoor living area shall be provided as a balcony with a minimum area of 16m², directly accessible from a habitable room of the dwelling. The outdoor living area shall include a primary space with a minimum area of 12m². A secondary space (where required) must directly adjoin the primary space and shall have a minimum dimension of 2m. Balconies must face the street. No other R-Code site cover, outdoor living area or landscaping requirements apply, including maximum cover of outdoor living areas. 	<ul style="list-style-type: none"> Garages shall be setback a minimum of 1.5m from the primary street. Garages shall be setback a minimum of 0.5m behind the alignment of the main building or balcony (where located directly above). 	<ul style="list-style-type: none"> One on-site bay where dwelling has two bedrooms or less. 	<ul style="list-style-type: none"> The solar access requirements of the R-Codes do not apply. 	<ul style="list-style-type: none"> The visual privacy provisions of the R-Codes do not apply.
4 (7.5m front loaded)	<ul style="list-style-type: none"> Minimum 1m, no average. 	<p><u>Building height</u></p> <ul style="list-style-type: none"> As per R-Codes <p><u>Boundary setbacks</u></p> <ul style="list-style-type: none"> Boundary walls with a height of 3.5m or less are permitted to both side boundaries (excluding secondary street boundaries) with no maximum length. The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. 	<ul style="list-style-type: none"> An outdoor living area with an area of 10% of the lot size or 20m², whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. The Outdoor Living area has a minimum dimension of 3m. No other R-Code site cover, outdoor living area or landscaping requirements apply. 	<ul style="list-style-type: none"> As per R-Codes 	<ul style="list-style-type: none"> One on-site bay where dwelling has two bedrooms or less. 	<ul style="list-style-type: none"> The solar access requirements of the R-Codes do not apply. 	<ul style="list-style-type: none"> The visual privacy provisions of the R-Codes do not apply.

ENDORSEMENT TABLE
 City Ref. No. *2021/12001*
 Delegated Officer: City of Swan
[Signature]
 This Local Development Plan has been approved by the Council of the City of Swan on behalf of the Planning and Development (Local Planning) Committee.

Government of Western Australia
 Department of Communities

