

LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS
 The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the Local Planning Scheme No. 17 (LPS 17) and any relevant planning policy effective under LPS 17.
 Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of LPS 17. The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.
 The LDP provisions apply to those lots identified within the Local Development Plan boundary. The density code for each lot is as per the prevailing R-Codes Plan.

1. SETBACKS	
	Provisions
a) Public Open Space (POS) Frontage	i. Minimum 3.0m to main building line. ii. Minimum 2.0m to an alfresco, verandah and/or balcony. NB. No average setback is required to the POS frontage.
b) Public Open Space (POS) Secondary boundary (Lots 546 and 615 only)	i. Minimum 1.0m to main building line.
c) Terrace Lots backing onto Blossom Parkway, Caramel Lane and Laneway A	i. Minimum 1.0m to garages and main building.

2. BUILDING FORM & ORIENTATION	
	Provisions
a) Dwelling Orientation (POS) Frontage	Dwelling designs fronting the POS shall include: i. an articulated elevation with at least one major opening to a habitable room; and ii. an outdoor living area (i.e. alfresco, balcony and/or verandah).
b) Dual Frontage Lots (Lots 562 & 563).	In addition to the requirements of LDP Provision 2a), 'Dual Frontage' Lots shall provide the main entry and at least one habitable room window fronting the Primary Street.

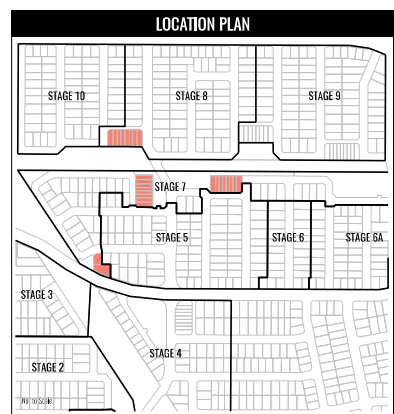
- 3. UNIFORM ESTATE BOUNDARY FENCING**
- a) Uniform fencing is required to be provided along the frontage of applicable lots where the lot boundary abuts Public Open Space as shown on the Local Development Plan.
 - b) Any Estate provided fencing on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.
 - c) Other than landscaping treatments (e.g. hedges or shrubs), screening of the permeable style sections of the uniform Estate fencing is not permitted (e.g. bamboo or powder coated steel panels etc.).
- 4. VEHICULAR ACCESS & GARAGES**
- a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.
- 5. OTHER**
- a) Designated 1.5m x 1.0m bin-recess areas shall be provided within the available laneway setback area; this may be provided in front of the garage door where lot width restrictions apply.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner / Co-ordinator Statutory Planning
 CoS Ref
 Date

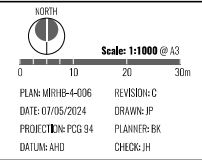
LEGEND

- RESIDENTIAL R60
- RESIDENTIAL R30
- GARAGE LOCATION
- UNIFORM FENCING
- NO VEHICULAR ACCESS
- RETAINING WALL
- PRIMARY DWELLING ORIENTATION
- INDICATIVE BIN PADS (1.5m x 1.0m)



CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
 This plan relates to the approval to commence development dated:
 01 Aug. 2024
 No.: 1 of 1
 Ref.: LDP/7/2024
 Jonathan Lendich
 DELEGATED OFFICER
 STATUTORY PLANNING

LOCAL DEVELOPMENT PLAN
 Stages 7 & 8, HENLEY BROOK
 A Mirvac Project



cdp
 Town Planning & Urban Design

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