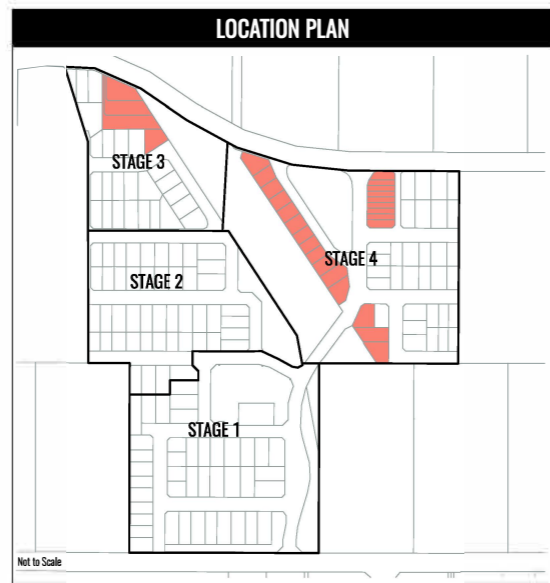




LEGEND	
	RESIDENTIAL R30
	RESIDENTIAL R40
	RESIDENTIAL R60
	GARAGE LOCATION
	UNIFORM FENCING
	NO VEHICULAR ACCESS
	RETAINING WALL
	PRIMARY DWELLING ORIENTATION
	PUBLIC OPEN SPACE FRONTAGE
	INDICATIVE BIN PADS (1.5m x 1.0m)



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.

SUMMARY OF AMENDMENTS

Amendment No.	Summary of Amendment	Date Endorsed by Local Government
1.	Amending provision 1a minimum setback from 2.0m to 1.5m	

1. SETBACKS

	Provisions
a) Public Open Space (POS Frontage).	i. Minimum 1.5m to the main building line, alfresco, verandah and/or balcony.
b) Primary Street Setback (Lots 401 – 412 only)	i. Minimum 3.5m to the garage and supporting structures and minimum 0.5m behind the main building line. NB. No average setback requirement applicable.
c) Laneways (Lots 444 – 452 only)	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 401 – 412, 122, 125, 415 & 416).	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.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
 14 Sept 2022

 Chris Fudge
 DELEGATED OFFICER
 STATUTORY PLANNING