

## LOCAL DEVELOPMENT PLAN 74

### RESIDENTIAL DESIGN CODE VARIATIONS

- The R-Code for the lots is as per Plan A of Development Plan Three.
- The requirements of the R-Codes are varied as shown on the plan and below.
- Where there is a conflict between the R-Codes and the LDP provisions, the LDP provisions shall prevail.
- Compliance with the LDP 'Deemed to Comply' provisions will not require consultation with adjoining and/or nearby landowners.
- The Building Orientation elevation is to include at least one major opening to a habitable room (other than a bedroom).
- Site cover is to be determined as a percentage of the whole lot area.
- a) Lots 6503-6508: Outbuildings and other non-habitable structures shall be located within the designated building envelope.  
b) Lot 6502: Outbuildings and other non-habitable structures may be permitted outside of the designated building envelope, subject to the approval of the City of Swan.
- Building height to be provided in accordance with the R-Codes.
- Fencing along the eastern lot boundary above 1.2m in height is to be visually permeable.
- Zincalume is not permitted as a building material.
- Setbacks
  - Front**
    - 4.5m minimum main dwelling setback (including porches, balconies, verandahs and the like)
    - 4.5m minimum garage front setback
  - Side (All Lots)**
    - 2m minimum setback
  - Other (All Lots)**
    - 8m minimum setback from the public open space along the eastern edge of the application area.

### BUSHFIRE MANAGEMENT

- Construction in accordance with AS3959 is applicable to those lots identified on this plan.



Diagram 1 (1:1500)



Location Plan (N.T.S.)

### Legend

- Local Development Plan Boundary
- Building Envelope
- Building Envelope Area (1366m²)
- Fencing (above 1.2m to be visually permeable)
- Fencing (solid to 1.8m permitted)
- No Vehicular Access
- Building Orientation
- Area subject to Revegetation Plan (2m wide)
- BAL 12.5



Plan 995-1121E-01

CITY OF SWAN  
**Planning Information**  
 ECM Doc Set ID: 5134561  
 Approval Date: 31/03/2016

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

This Local Development Plan has been adopted by Council and signed by the  
 Manager of Planning Services.  
 Manager, Planning Services. *[Signature]* Date: 31/03/16  
 City of Swan C.o.S. Ref: LDP/2/2016

CITY OF SWAN  
 16 FEB 2016  
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