



LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No.17, Brabham Local Structure Plan 1C and the Residential Design Codes (R-Codes) apply.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

PUBLIC OPEN SPACE INTERFACE (POS)

1. Buildings shall be set back a minimum distance of 2 metres from the POS boundary where identified on this LDP.
2. All dwellings shall have a minimum of one habitable room with a major opening that has clear view of the adjoining POS.
3. Visually permeable fencing (as defined by the R-Codes) shall be provided along the boundary abutting the POS.

4. 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.
5. All clothes-drying areas shall be screened from the POS.

LEGEND

- Lots Subject to LDP
- Public Open Space
- 2m Building Setback
- Visually Permeable Fencing
- No Vehicular Access

ENDORSEMENT TABLE

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 Manager Planning Services, City of Swan Date

This Local Development Plan has been adopted by Council and signed by the Manager / Coordinator - Statutory Planning.

CITY OF SWAN

Planning Information

ECM Doc Set ID: 5462760

Approval Date: 17/01/2020

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP19/2019
 Approval Date: 17 Jan 2020
 Expiration Date: 17 Jan 2030
(unless revoked earlier)

Delegated Authority Officer: *Nick de Vecchis*
 Nick de Vecchis