

Local Development Plan Standards

1 GENERAL

- 1.1 The standards outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes), Local Planning Scheme No. 17 (LSP 17) and Local Planning Policy (LPP) POL-LP-11. The requirements of the R-Codes and LSP 17, including LPP POL-LP-11 and any other LPPs, shall be satisfied in all other matters.
- 1.2 Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required.
- 1.3 Minor variations to the requirements of the R-Codes and to the provisions of this LDP may be approved by the City of Swan.
- 1.4 The density code for each lot is as per Local Structure Plan 27.

2 LOT 520

Street Setback	
Minimum Street Setback	6m minimum to Park Street.

3 LOT 521

Street Setback	
Minimum Street Setback	6m minimum to Park Street, 1.5m minimum to Mosport Way. Where the street setbacks overlap, the greater setback shall apply (i.e. Park Street).
Garage Setback	
Front Loaded	Minimum 4.5m garage setback from the primary street (Mosport Way).

4 LOTS 522-531

Street Setback	
Minimum Street Setback	4m minimum to primary street. The minimum primary street setback stipulated in this LDP is not permitted to be reduced, including where a compensating open area behind the street setback is provided.
Garage Setback	
Front Loaded	Minimum 4.5m garage setback from the primary street (Mosport Way).

5 LOT 532

Street Setback	
Minimum Street Setback	4m minimum to Park Street, 1.5m minimum to Mosport Way. Where the street setbacks overlap, the greater setback shall apply (i.e. Park Street).
Garage Setback	
Front Loaded	Minimum 4.5m garage setback from the primary street (Mosport Way).

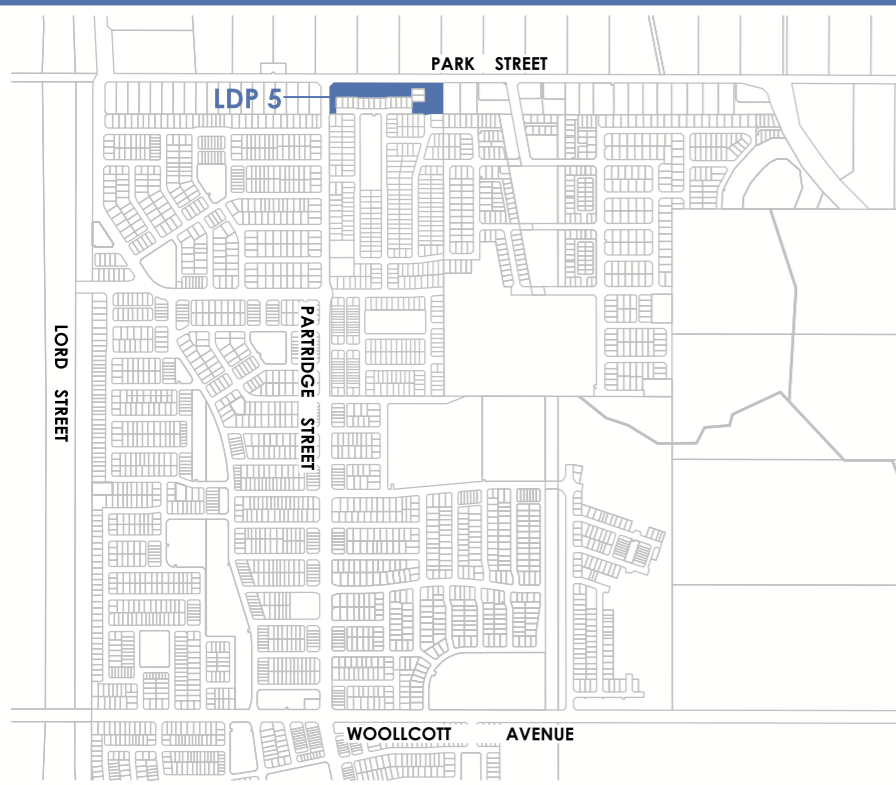
6 DRIVEWAY LOCATION – LOTS 501, 504, 519 & 539

- 6.1 Driveways may be located closer than 6m to a street corner to co-ordinate with designated garages / carports as shown on the LDP.

7 FENCING

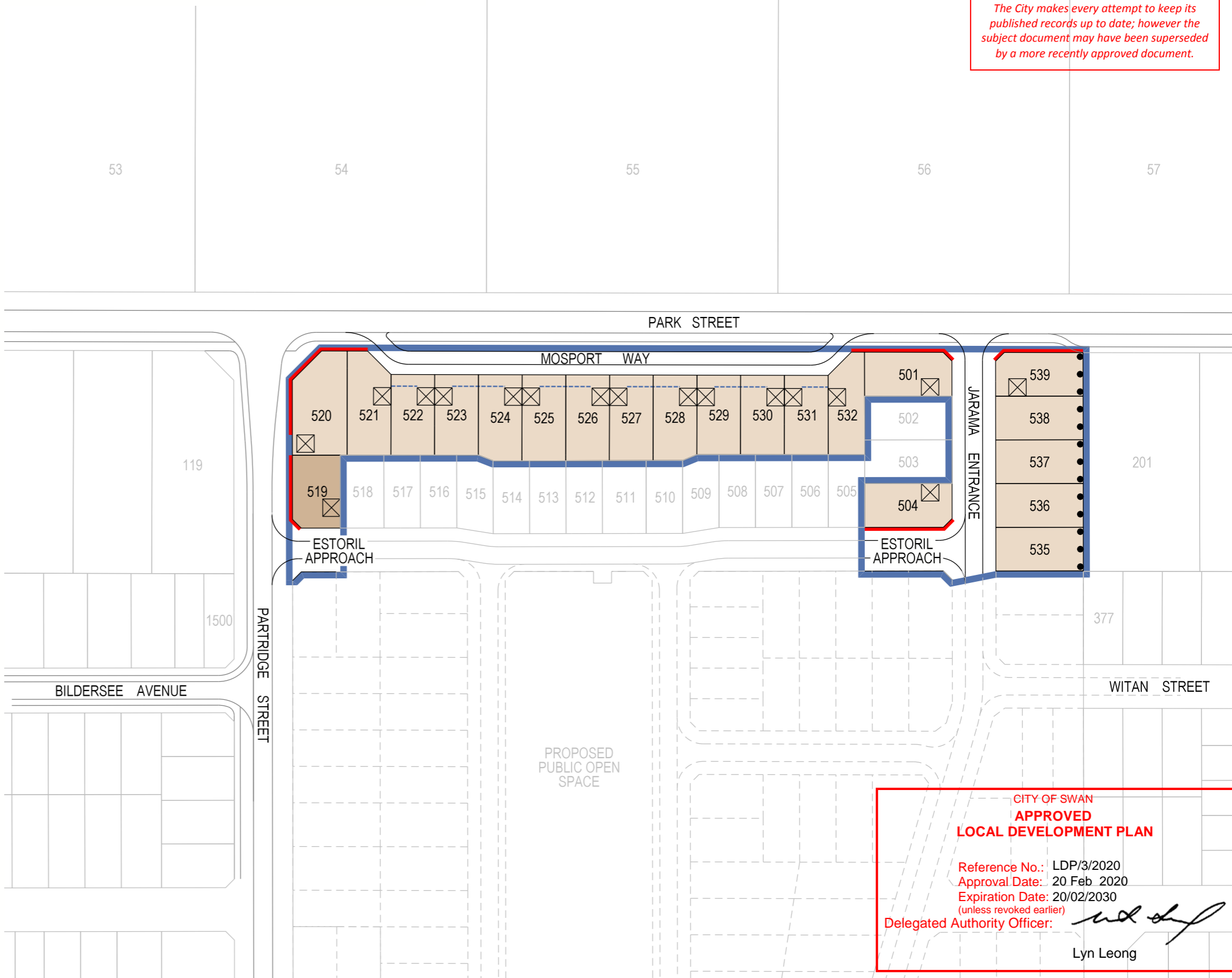
- 7.1 Modification to uniform fencing installed by the developer, including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that match or are otherwise as close as possible to those used in the original construction.

Location Plan



Legend

- Local Development Plan Boundary
- R20
- R30
- Minimum Street Setback
- Designated Garage / Carport Location
- No Vehicle Access Permitted
- Uniform Fencing



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5518507
 Approval Date: 20/02/2020

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.: LDP/3/2020
 Approval Date: 20 Feb 2020
 Expiration Date: 20/02/2030
 (unless revoked earlier)

Delegated Authority Officer:
 Lyn Leong



LOCAL DEVELOPMENT PLAN - STAGE 8

Ariella Estate, Brabham



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

Manager/Coordinator Statutory Planning _____
 Date _____ CoS Ref: _____

Scale: 1:1500 @ A3
 0m 10 20m

designed by	JAF
checked by	JAF
drawn by	NM
approved by	

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