

CITY OF SWAN  
**Planning Information**  
 ECM Doc Set ID: 6335672  
 Approval Date: 14/04/2021

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

**CLE Town Planning + Design**

**General**

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No 17, the Brabham Local Structure Plan, the Residential Design Codes Volume 1 (R-Codes) and the City of Swan POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium density single house development standards (R-MD Codes) apply.

This LDP operates in conjunction with the requirements to 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.

**R-MD Codes**

1. Unless varied within this LDP, the R-MD R60 R-Code variations of the City of Swan POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium density single house development standards (R-MD Codes) apply to all R60 coded lots within this LDP.

**Street Setback**

2. As per R80 requirements of the R-Codes.

**Building Height / Lot Boundary Setbacks**

3. Boundary walls with a minimum height of 5.4m and a maximum height of 7m are required to both side boundaries and are permitted for a maximum length of 60% of the length of the lot boundary in the locations indicatively shown on this LDP.
4. The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling.

**Garage Setback**

5. Garages shall be setback a minimum of 1m from a laneway.

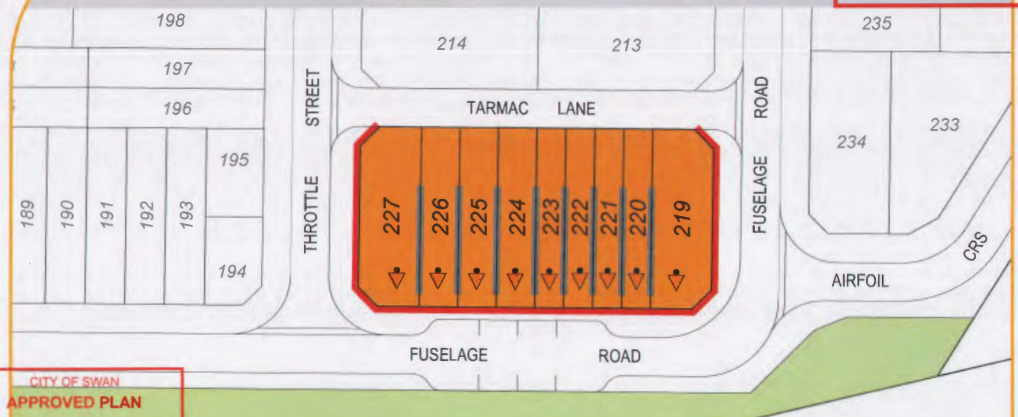
**Parking**

6. For 4.5m wide lots, a minimum of one on site bay shall be provided.

**Waste Collection**

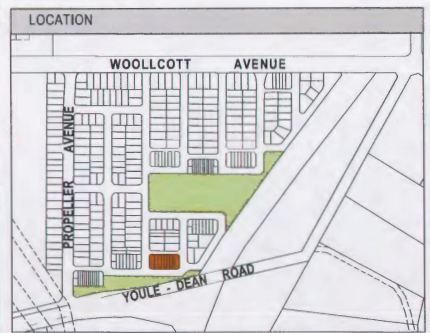
7. A 1.5m wide x 1m deep bin collection space shall be provided adjacent to the laneway.

**LOCAL DEVELOPMENT PLAN No.3**



CITY OF SWAN  
**RECEIVED**  
 11 Dec 2020

CITY OF SWAN  
**APPROVED PLAN**  
 No.: 1 of 1  
 Ref.: LDP/38/2020  
 This plan relates to the approval to commence development granted by Council at its Ordinary Meeting held on 17 February 2021



**LEGEND**

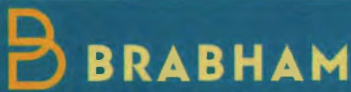
- Residential R80
- No Vehicle Access
- Indicative Boundary Wall Location
- Primary Dwelling Orientation



ENDORSEMENT TABLE  
 City Ref. No. LDP/38/2020/1A  
 14/04/2021  
 Delegated Officer, City of Swan  
 Date



Government of Western Australia  
 Department of Communities



3074-245-01 29.10.2020 Not to Scale

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Version: 3, Version Date: 26/02/2020

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