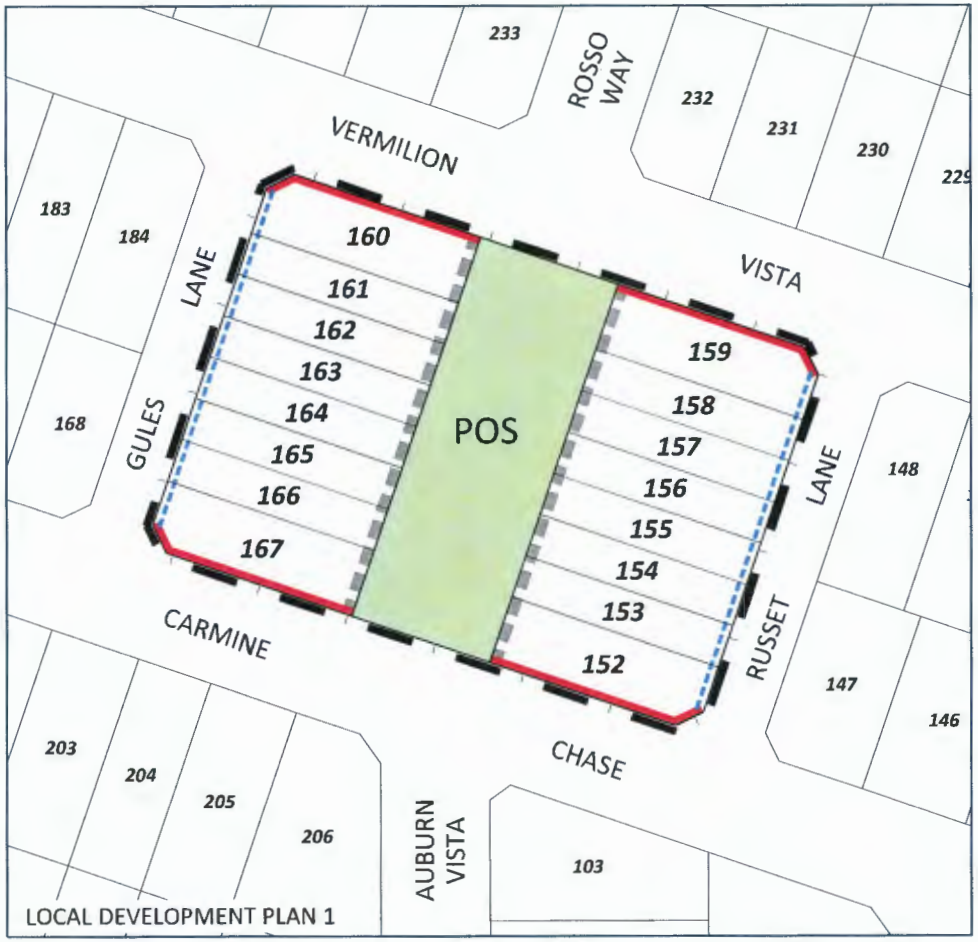

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions of the City of Swan Local Planning Scheme No.17 (LPS 17), POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium-density single house development standards (R-MD Codes), and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP.

The requirements of LPS 17, POL-LP-11 and the R-Codes shall be satisfied in all other matters.

The density code for each lot is as per the prevailing R-Code Plan.

GENERAL PROVISIONS

1. A minimum 1.0m building setback is required along the laneway boundary for lots identified on this plan.
2. Uniform fencing shall be provided along the boundary abutting public open space (POS) and shall be visually permeable (as defined by the R-Codes) 1.2 metres above natural ground level. Modification to the uniform fencing, including the installation of additional screening devices or materials, is not permitted except for maintenance and repair using materials that are the same or as close as possible to those used in the original construction.
3. Buildings (as defined by the R-Codes) shall be setback a minimum of 2m from the boundary abutting the public open space.
4. A major opening shall directly face the public open space boundary. Where a two storey dwelling is proposed, an additional major opening on the upper floor shall directly face the laneway boundary.

LEGEND

- LDP Boundary
- POS
- Visually Permeable Fencing
- Vehicle Access Restriction
- 1.0m Laneway Setback

CITY OF SWAN

Planning Information

ECM Doc Set ID: 4120456

Approval Date: 29/06/2017

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.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 Ref: LDP/9/2017

THIS LDP HAS BEEN APPROVED BY THE CITY UNDER SCHEDULE 2, CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.

DELEGATED OFFICER, STATUTORY PLANNING DATE

CLE TOWN PLANNING + DESIGN

LOCAL DEVELOPMENT PLAN 1

Lot 345 Woollcott Avenue
Brabham

plan no: **3403-54C-01**
date: 26 May 2017
scale: Not to scale (A4)

This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CLE © www.cleplan.com.au