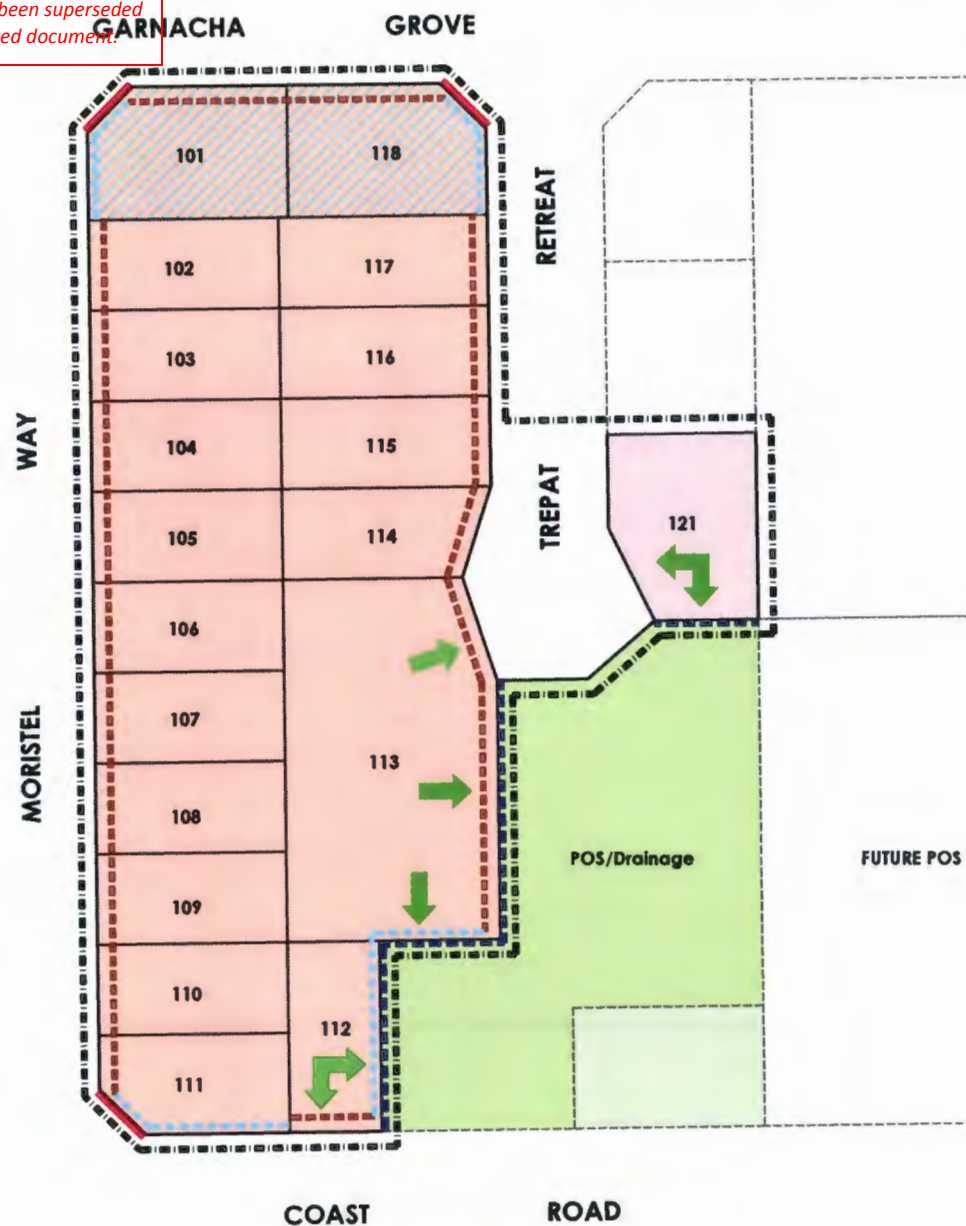


CITY OF SWAN
Planning Information
 ECM Doc Set ID: 3837499
 Approval Date: 7/11/2016

RESERVE FOR PUBLIC UTILITIES

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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



LEGEND

- Local Development Plan Area
- Residential R30
- Residential R20
- Developable to R40 standards pursuant to Dayton Local Structure Plan No.2A
- Dwelling orientation
- 2.0m minimum primary street setback
- 1.0m minimum secondary street setback
- No vehicular access
- Uniform fencing

ENDORSED

[Signature] 7/11/2016 LDP: 12/2016
 Statutory Planning Date City of Swan
 City of Swan Reference No.

PROVISIONS

- General**
- The provisions of the City of Swan Local Planning Scheme No.17 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
 - All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.
 - Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.
 - Provisions 1-7 apply to all lots within the LDP area. Provisions 8-21 apply to lots 101-118 only.
- Vehicular Access**
- No vehicular access is permitted across property boundaries in locations depicted on this LDP.
- Uniform Fencing**
- Uniform fencing installed by the developer cannot be modified, with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.
- Dwelling Orientation**
- Dwellings on lots adjoining Public Open Space shall be designed to address the primary street frontage and areas of public open space.
- Open Space and Outdoor Living**
- An Outdoor Living Area (OLA) shall be provided as follows (no other R-Codes site cover standards apply):
 - Minimum area of the greater of 10% of the lot size or 20m²;
 - Minimum dimension of 3m;
 - Directly accessible from a habitable room and behind the street setback; and,
 - At least 70% of the OLA must be uncovered (which includes areas under eaves that adjoin the uncovered area).
- Street Setbacks**
- A 2.0m minimum primary street setback is permitted (no averages apply);
 - A 1.0m minimum secondary street setback is permitted (no averages apply);
 - A 1.5m minimum setback to a porch/veranda (no maximum length) is permitted; and,
- Front Fences within the primary street setback area shall have a maximum height of 900mm above natural ground level, as measured from the primary street side of the fence.
- Boundary Setbacks**
- A 1.2m minimum setback is permitted for walls 3.5m high-or-less with major openings;
 - A 1m minimum setback is permitted for walls 3.5m high-or-less without major openings;
 - Boundary walls 3.5m high-or-less are permitted to both side boundaries; 2/3 length to one side boundary, 1/3 length to second side boundary for R30 coded lots; and no maximum length to one side boundary, 2/3 maximum length to second side boundary for R40 coded lots.
- Garages**
- Garages shall be setback 4.5m from the primary street and 1.5m from the secondary street;
 - The garage setback to the primary street may be reduced to 4m where an existing or planned footpath is located more than 0.5m from the primary street boundary;
 - A double garage, to a maximum width of 6m, is permitted on lots with a frontage between 10.5m and 12m, where:
 - The garage is setback a minimum of 0.5m behind the building alignment;
 - The dwelling provides a major opening to a habitable room directly facing the primary street;
 - The dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m; and,
 - The crossover is a maximum of 4.5m wide where it meets the street.
- Overshadowing**
- No maximum overshadowing for walls 3.5m high-or-less, or for walls greater than 3.5m where overshadowing is confined to the front half of the lot; and,
 - Where overshadowing for walls greater than 3.5m in height intrudes into the rear half of the lot, shadow cast shall not exceed 35%.
- Privacy**
- R-Codes Clause 5.4.1 C1.1 applies; however, the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies, and 6m to unenclosed outdoor active habitable spaces.

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



LOCAL DEVELOPMENT PLAN
 MATARO PRIVATE ESTATE (NORTH)
 DAYTON
 CITY OF SWAN