Local Development Plan R-code Variations
The City of Swan Planning Scheme 2014 and R-Codes are varied in the following manner:

General:
1. All lots within this Local Development Plan are coded RBO as per the approved Density Zones Plan.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the R-Codes. In accordance with the approved Local Development Plan, is not required.
5. There is no overage front setback requirement for all lots subject to this Local Development Plan.

Storage and Surfaces:
1. If fencing is constructed on the rear boundary an above/near pick-up area should be located towards the rear of the lot as garbage collection will be via the rear boundary.
2. Landowners are required to liaise with the City of Swan regarding the designation of a bin pod area. The designated bin pod area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City’s waste disposal vehicles. Fencing around bin pods may be sufficient to prevent unauthorised access to the bin pod area. Additional fencing may be required if access is to be provided to adjacent properties. Public liability insurance for structures within the bin pod area is required.
3. Below/below storage areas (other than bin pods as described above) in (2) are to be fully integrated with the design of the building. Storage areas in the bin pod area will be screened from the boundary and road.

Car Parking and Access:
1. For 4.5m wide lots and lots less than 135m², each dwelling shall provide at least one on-site parking space, but is not required to provide more. All other lots are to provide parking in accordance with the R-Codes and/or RMD Codes (POL-LP-11).
2. If Lot 11106 is used for commercial purposes, vehicle access may be off Hesperia Parade. The crossover is to be located the maximum distance from the truncation as possible.

Built Form:
1. Each dwelling facing a public street and/or public open space shall include at least one major opening allowing surveillance to the street/POS.
2. Building envelopes are subject to the constraints of minimum wall widths. The landowner is to consult their builder or structural engineer where necessary.
3. If a building gains access from a laneway, the crossover/garage is to be located as close to the lot boundary as possible (subject to engineering constraints).
4. Outdoor living areas are permitted to be located overlooking the primary street.
5. For all lots, the following open space provisions apply:
   - All lots must provide an outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from the front of the dwelling and located behind the street setback area;
   - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas;
   - The OLA may have a minimum dimension of 3.0m; and
   - No other R-Codes site cover standards apply.
6. If fencing is constructed on the rear boundary an alcove/recess pick-up area should be located towards the rear of the building. Refuse storage areas shall be screened from the rear of the building.
7. Ground floor commercial land uses may have no rear setback.

Surrounding property boundaries:
1. For corner lots gaining access from a laneway, the crossover/garage is to be located at the maximum distance from the truncation as possible (subject to engineering constraints).
2. If Lot 11106 is used for commercial purposes, vehicle access maybe off Hesperia Parade. The crossover is to be located the maximum distance from the truncation as possible.

Storage and Refuse:
1. If fencing is constructed on the rear boundary an alcove/recess pick-up area should be located towards the rear of the building. Refuse storage areas shall be screened from the rear of the building.
2. The requirements of the R-Codes are varied as shown on the plan.
3. Consultation with adjoining or other landowners to achieve a variation to the R-Codes. In accordance with the approved Local Development Plan, is not required.