LOCAL DEVELOPMENT PLAN STANDARDS

The standards outlined in this Local Development Plan (LDP) apply to development on the lots shown on Plan 1. Development is to be in accordance with the Residential Design Codes and the WAPC’s Position Statement – Housing On Lots Less Than 100m² (Appendix 21), except where the following variations apply:

1. Minimum two storey (Category B) and maximum three storey (Category C) building height (refer to R-Codes Table 3 – Maximum Building Heights).
2. Buildings are permitted up to the corner truncation boundaries, subject to compliance with primary and secondary street setbacks.
3. Nil rear boundary setback permitted for Lots 11706, 11707 and 11708 for a maximum of 60% of the rear boundary length.
4. Minimum 0.5m secondary street setback.
5. Mandatory shored and single vehicle crossover locations are depicted on Plan 1.
6. The two (2) corner lots (Lots 11701 and 11708) are to have at least one major opening on the first floor to be provided on the secondary street elevation in addition to a minimum of two (2) facade materials (e.g. brick, render, weatherboard) installed to a professional standard
7. Minor variations to the requirements of the R-Codes and to the provisions of this LDP may be approved by the City of Swan, in accordance with clause 7.3.1 of the R-Codes.

It is noted that these lots are not subjected to any standard R-Coding (R30, R40, R50 etc). However, there are R code provisions which apply across all R-Coding which are not otherwise covered in this LDP - including provisions for street surveillance (clause 5.2.3), street walls and fences (5.2.4), sight lines (5.2.5), design for parking spaces (5.3.4), vehicle access (5.3.5), and site works (5.3.7). These shall apply for all development on the lots.