CITY OF SWAN
LOCAL DEVELOPMENT PLAN

LOCAL DEVELOPMENT PLAN PROVISIONS:

Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-UP-11 Variation To Deemed To Comply Requirements of the R-Codes – Medium Density Single House Development Standards (R-MD Codes) and/or for the Village 7B Annie’s Landing Local Structure Plan (LP-LP-11), where relevant.

The residential density codes are as per the applicable endorsed Development Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the R-Codes and POL-UP-11 apply to lots subject of this LDP.

1. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.
2. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
3. For Lots 8.5m wide lots, garages on single storey dwellings shall not exceed 3.5 metres in width. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.
4. Lots 10001-10003 and 10681-10685 must provide a 1.5m x 1.5m bin storage area at the rear of the property. Bin pads must be screened from view from the laneway.
5. Lots (10001-10003, 10111-10113, 10115-10127, 10283-10286, 10681-10685, 10687 & 10688) shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, April 2019) and dwelling construction must be in accordance with approved BMP requirements. At the discretion of the City of Swan and prior to building construction, Bushfire Attack Level (BAL) ratings may be reassessed for individual lots.

LOCAL DEVELOPMENT PLAN - STAGE 17, VILLAGE 7B
Lots 10001-10003, 10108-10128, 10283-10286, 10681-10685 & 10687 & 10688 shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, April 2019) and dwelling construction must be in accordance with approved BMP requirements. At the discretion of the City of Swan and prior to building construction, Bushfire Attack Level (BAL) ratings may be reassessed for individual lots.

CITY OF SWAN
LOCAL DEVELOPMENT PLAN

LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- DWELLING ORIENTATION (DISTANCES VARY AS SHOWN)
- DESIGNATED GARAGE LOCATION
- NO VEHICLE ACCESS
- ASSET PROTECTION ZONE (APZ)
- BUSHFIRE MANAGEMENT

CITY OF SWAN
PLANNING INFORMATION
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Approval Date: 15/04/2020

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

RECEIVED
9 Apr 2020