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, except where the following variations apply.

**Built Form**
1. Minimum two storey (Category B) and maximum three storey (Category C) building height (refer to R-Codes Table 3 - Maximum Building Heights).
2. 1.0m minimum primary street dwelling setback (no averaging).
3. 0.5m minimum secondary street dwelling setback. A minimum of one major opening on the first floor is 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 to the satisfaction of the City of Swan.
4. Nil minimum balcony setback to primary street.
5. Buildings are permitted up to the corner truncation boundaries, subject to compliance with primary and secondary street setbacks.
6. A boundary wall is permitted along up to 60% of the rear boundary, otherwise a minimum 1.5m setback applies (including balconies).
7. 1.5m minimum primary street garage setback.
8. Boundary walls are permitted to both side boundaries (unless shown otherwise on Plan 1), subject to no maximum length.
9. Boundary walls to be a maximum of 7.0m high and an average of 6.0m high.

**Individual Unit Standards**

**Outdoor Living Area (OLA) - Single Bedroom Dwellings:**
- Must include at least one balcony or equivalent (minimum dimension 2.4m);
- Minimum total combined OLA of 10m²;
- Must be directly accessible from a habitable room; and
- At least 70% of the OLA must be uncovered (including any area under an eave which adjoins an uncovered area).

**Outdoor Living Area (OLA) - 2+ Bedroom Dwellings:**
- Must include at least one balcony or equivalent (minimum dimension 2.4m);
- Minimum total combined OLA of 16m²;
- Must be directly accessible from a habitable room; and
- A minimum 35% of the OLA must be uncovered (including any area under an eave which adjoins an uncovered area).

11. No other R-Codes site cover standards apply.

**Privacy and Overshadowing**
13. The provisions of the R-Codes for overshadowing (solar access) and visual privacy do not apply.

**Vehicle Access and Parking**
14. No vehicle crossover wider than 3.0m (for any individual lot) at the street boundary.
15. Mandatory shared and single vehicle crossover locations are depicted on Plan 1.
16. Minimum one on-site parking bay must be provided for dwellings with two or less bedrooms.

**Passive Surveillance**
17. Lots 11242 and 11243 are to have major openings on the first floor of their rear elevation to provide passive surveillance down Laneway 1.

**Miscellaneous**
18. 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.
19. 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 5.2.31. street walls and fences (5.2.41. sight lines (5.2.51. design for parking spaces (5.3.41. vehicle access (5.3.51. and site works (5.3.71. These shall apply for all development on the lots.