

Whilst all care has been taken in the compilation of this document, Rowe Group disclaims any responsibility for any errors or omissions. This document is not to be reproduced or transmitted, in whole or in part, without the written consent of Rowe Group. All areas and dimensions are subject to survey.

PROVISIONS

This Local Development Plan (LDP) applies to Lots 101-106, 132-140, 179-193, 208-211 and 227-229 within Highland Range Estate.

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17 and the provisions of the Residential Density Codes (R-Codes) R20 density code.

The Residential Design Codes do not apply where varied below.

Variations to the R-Code provisions, in accordance this LDP, do not require consultation with adjoining/other landowners.

Where there is inconsistency between the requirements of LPS 17 and/or the R-Codes with this LDP, the provisions of this LDP prevail to the extent of any inconsistency.

Open Space

- 1. A minimum of 40% Open Space applies to all lots.

Street Setbacks

- 2. Primary Street Setback - 2.5 metre minimum with a 5.0 metre average.
- 3. Setbacks do not apply to eaves.

Garages

- 4. Garages are to be setback a minimum of 6.0 metres from the primary street (1.0 metres behind the dwelling line) and are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
- 5. Garages are to be setback 1.5 metres from the secondary street.

*Garage setbacks should be determined on a site specific basis and may require greater than 6 metres where constrained by topography. Designers and Builders should ensure that the City of Swan Driveway Gradient Standards (STD 29-3s and STD 29-1s) are achieved prior to lodging a Building Permit.

Drainage

- 6. All dwellings are to be connected into the road drainage network. Connection of the dwelling is to be at the connection pit provided within the lot and is the responsibility of the owner. Building plans are to identify lot connection details when making application for a building licence to the City of Swan.

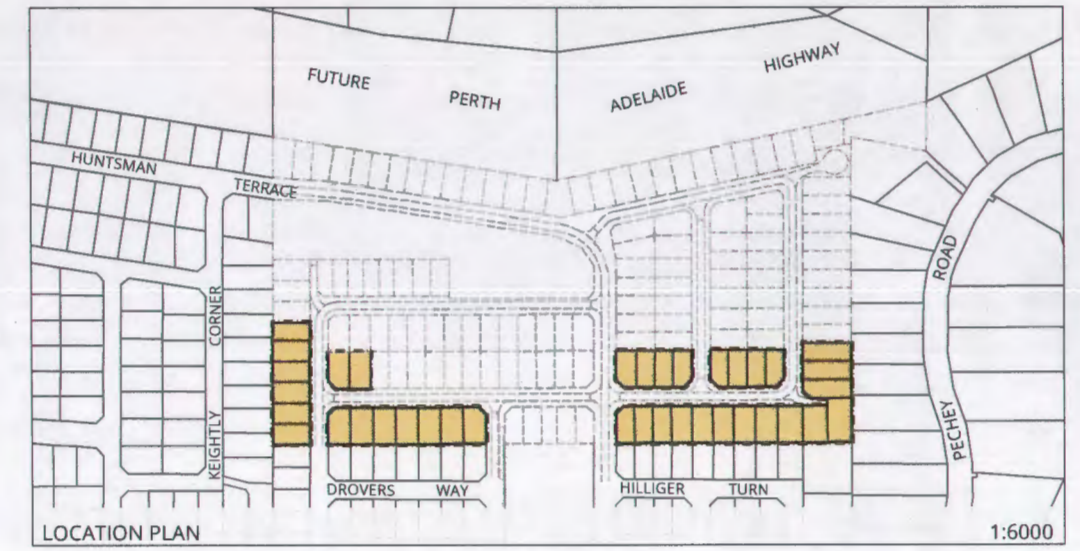
This Local Development Plan has been approved by Council under the provisions of the City of Swan Local Planning Scheme No. 17.

Manager Statutory Planning:

Date: 29/11/18

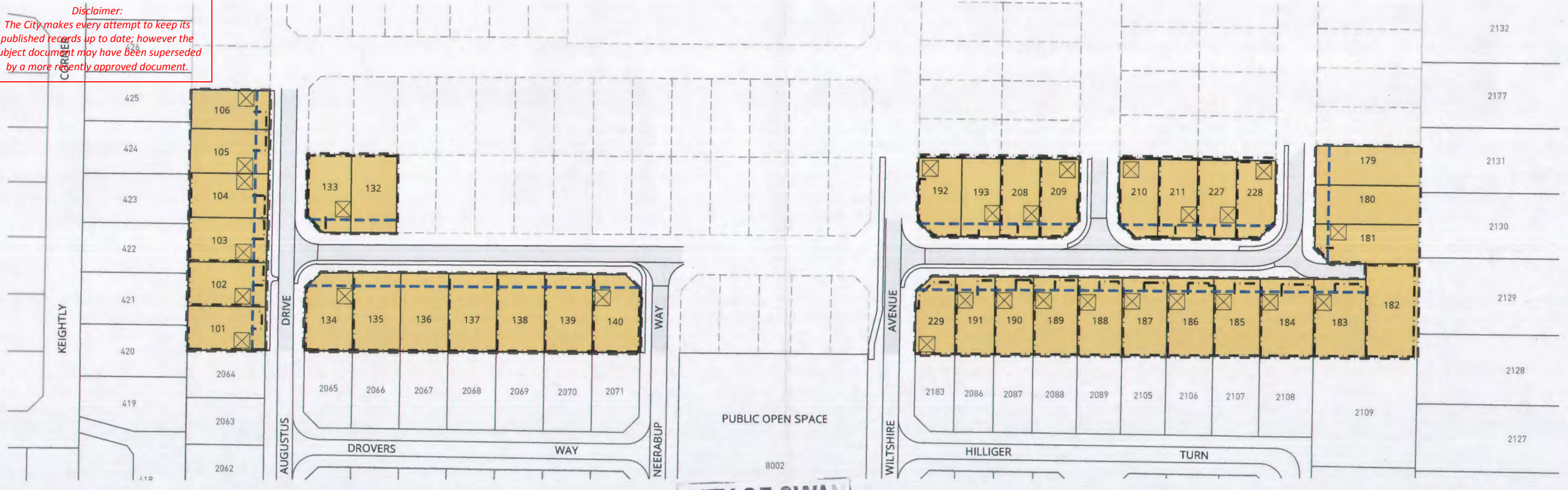
LEGEND

- LOTS SUBJECT TO THIS LDP
- PROPOSED LAYOUT
- EXISTING LOT BOUNDARIES
- - - FUTURE SUBDIVISION LAYOUT
- 7 LOT NO.
- 7 EXISTING LOT NO.
- RESIDENTIAL - R20
- 5.0m PRIMARY STREET SETBACK
- RETAINING WALL LOCATIONS
- DESIGNATED GARAGE LOCATIONS
- FOOTPATH LOCATIONS



CITY OF SWAN
Planning Information
 ECM Doc Set ID: 4818617
 Approval Date: 29/11/2018

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.



LOCAL DEVELOPMENT PLAN - STAGE 1
HIGHLAND RANGE
JANE BROOK

CITY OF SWAN
20 NOV 2018
RECEIVED

0 18.75 37.5
 SCALE @ A3: 1:1500
7846-LDP-01-B

HighlandRange
JANE BROOK

ROWE GROUP DESIGN

7846_LDP01B 20181101 (LDP Stage 1) - DRAWN: FORBES CHESTERMAN - DATE CREATED: 2018.11.01 - PROJECTION: MGA94 GD64 - CADASTRE: LANDGATE - NITOWN PLANNING/2000-799734/04/DT/ANGA-CAD - FORBES CHESTERMAN - 2018.11.20