



| LEGEND | | ENDORSED | |
|--------|-----------------------------|--------------------|---------------------------------------|
| | Local Development Plan Area | | 2.0m minimum primary street setback |
| | Residential R40 | | 1.0m minimum secondary street setback |
| | Residential R30 | | 0.5m laneway setback |
| | Preferred garage location | | Uniform fencing |
| | Dwelling Orientation | | No vehicular access |
| | | APPROVED | 06.07.2016 |
| | | Statutory Planning | Date |
| | | City of Swan | City of Swan |
| | | LDP: 7/2016 | Reference No. |

| PROVISIONS | |
|---|---|
| <p>General</p> <p>1. The provisions of the City of Swan Local Planning Scheme No.17 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.</p> <p>2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.</p> <p>3. Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.</p> <p>Open Space and Outdoor Living</p> <p>4. An Outdoor Living Area (OLA) shall be provided as follows (no other R-Codes site cover standards apply):</p> <p>4.1. Minimum area of 10% of the lot size or 20m², whichever is greater, with a minimum dimension of 3m;</p> <p>4.2. Directly accessible from a habitable room and behind the street setback; and,</p> <p>4.3. At least 70% of the OLA must be uncovered (which includes areas under eaves that adjoin the uncovered area).</p> <p>Vehicular Access</p> <p>5. No vehicular access is permitted across property boundaries in locations depicted on this LDP.</p> <p>Street Setbacks</p> <p>6. A 2.0m minimum primary street setback is permitted as shown (no averages apply);</p> <p>7. A 1.0m minimum secondary street setback is</p> | <p>permitted as shown (no averages apply);</p> <p>8. A 0.5m minimum laneway setback is permitted as shown (no averages apply);</p> <p>9. A 1.5m minimum setback to a porch/veranda (no maximum length) is permitted;</p> <p>10. A 1.0m minimum setback to the pedestrian accessway is permitted; and,</p> <p>11. Front Fences within the primary street setback area shall have a maximum height of 900mm above natural ground level, as measured from the primary street side of the fence.</p> <p>Boundary Setbacks</p> <p>12. A 1.2m minimum setback is permitted for walls 3.5m high-or-less with major openings;</p> <p>13. A 1m minimum setback is permitted for walls 3.5m high-or-less without major openings;</p> <p>14. Boundary walls 3.5m high-or-less are permitted to both side boundaries; 2/3 length to one side boundary, 1/3 length to second side boundary for R30 coded lots; and no maximum length to one side boundary, 2/3 maximum length to second side boundary for R40 coded lots.</p> <p>Garages</p> <p>15. Garages shall be setback a minimum of 4.5m from the primary street, 1.5m from the secondary street, and 0.5m from laneways;</p> <p>16. The garage setback to the primary street may be reduced to 4m where an existing or planned footpath is located more than 0.5m from the primary street boundary;</p> |
| <p>Overshadowing</p> <p>17. No maximum overshadowing for:</p> <p>17.1. Walls 3.5m high-or-less; and/or,</p> <p>17.2. Walls greater than 3.5m where overshadowing is confined to the front half of an adjoining lot.</p> <p>18. Where overshadowing from walls greater than 3.5m intrudes into the rear half of an adjoining lot, shadow cast shall not exceed 35% of the adjoining lot's site area.</p> <p>Privacy</p> <p>19. R-Codes Clause 5.4.1 C1.1 applies; however, the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies, and 6m to unenclosed outdoor active habitable spaces.</p> <p>Other</p> <p>20. Uniform fencing installed by the developer cannot be modified, with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.</p> <p>21. Dwellings on Lots 274 & 275 must provide at least one major opening facing the pedestrian accessway.</p> <p>22. Dwellings on Lots 241 to 249 must provide at least one major opening facing Lord Street</p> <p>23. All laneway lots shall provide a paved bin pad that is a minimum of 1.5m wide and 1m deep directly abutting Gliding Lane.</p> | <p>Public Open Space</p> <p>Pedestrian Accessway</p> <p>Nill side setback permitted for garage</p> |

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.