



**LOCAL DEVELOPMENT PLAN PROVISIONS**

1. The requirements of the Local Planning Scheme No. 17, R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-LP-11) are varied as shown on this plan.
2. The requirements of the R-Codes, RMD Codes and Local Planning Scheme No. 17 shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan (LDP), is not required.
4. Minor variations to the requirements of this LDP may be approved by the City of Swan.
5. Boundary Setbacks: 1.0m for wall height 7.0m or less with or without major openings.
6. Boundary Walls and Building Height: Boundary Walls are permitted to both side boundaries provided that the boundary wall is located behind the primary setback line. There is no maximum length restrictions for boundary walls, and building heights (including boundary walls) shall comply with Table 3 (Category B) of the Residential Design Codes, excepting that the top of external walls (roof above) is permitted to a maximum of 7.0m.
7. Passive Surveillance: For Lot 282 Montague Grange passive surveillance of the adjacent park is to be achieved by at least one major opening from a first floor habitable room of the western side elevation with a view of the adjacent park.
8. Vehicle Access: Driveways from a laneway may be closer than 0.5m from a side lot boundary.
9. Overshadowing: No maximum overshadowing for wall height 7.0m or less.
10. Bin Pads: For Lots 262 - 281 Leeuwin Boulevard, a designated bin pad area (1.5m wide x 1.0m deep) is to be located adjacent to the rear laneway in a position that is accessible to the City's waste disposal services, while taking into account adjacent fences, gutters and built form.
11. Dwelling Orientation, Setback and Fencing: Where specified on the plan, the dwelling is to address this frontage with clearly definable entry points visible and accessed from this frontage. Street setback and front fence requirement pursuant to the RMD Codes to be applied to this frontage.
12. Retaining walls: For Lots 262 - 281 Leeuwin Boulevard retaining walls with a maximum height of up to 1.2 metres above the adjoining lower level constitute exempt development and the maximum height of 1 metre specified at Schedule 5 -- Exempted development for retaining walls is not applicable.

- LEGEND**
- LDP Boundary
  - Subject Lots
  - No Vehicle Access
  - - - Passive Surveillance (Provision 7)
  - - - Dwelling Orientation (Provision 11)
  - Street Trees

**APPROVED**

CITY OF SWAN  
**APPROVED**  
**LOCAL DEVELOPMENT PLAN**

Reference No.: LDP/8/2018/A  
 Approval Date: 27 Sep 2019  
 Expiration Date: 27 Sept 2029  
 (unless revoked earlier)  
 Delegated Authority Officer: *Nick de Veochis*  
 Nick de Veochis

**CADASTRAL INFORMATION**  
 SOURCE:  
 YMMDD:  
 DWG REF:  
 PROJECTION:



- D INCLUDED PROVISION No. 12
- C UPDATED PROVISION No. 7
- B UPDATED PROVISIONS
- A BASE PLAN RD1 301A
- REV DESCRIPTION

LOCAL DEVELOPMENT PLAN No. 5 AMENDMENT No. 1  
**Lots 262-281 Leeuwin Boulevard & Lots 282-291 Montague Grange**  
 Bushmead (City of Swan)

190531	II	DP
180814	II	DP
180515	HH	DP
180430	HH	DP
YMMDD	DRAWN	APPR'D

REF NO. **CWP BUS** DRAW NO. **RD1 411** REV. **D**