

CITY OF SWAN
 STATUTORY PLANNING
RECEIVED
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PROVISIONS

This Local Development Plan (LDP) applies to Lots 109 - 117, 119 - 131, 194 - 197 and 230 - 247 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 applicable structure plan SP001/E (as amended).

The Residential Design Codes are varied as detailed 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.

Boundary Setbacks

2. Primary Street Setback - 2.5 metre minimum with a 5.0 metre average.
3. Public Open Space Setback - 1.5 metre minimum setback to boundaries abutting Public Open Space.

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.

*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

5. 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 permit to the City of Swan.

Lots adjoining Public Open Space - Dwelling Orientation

6. Dwellings on lots 109 - 117 and 243 - 247 shall have at least one habitable room window ("major opening" as defined in the Residential Design Codes) or outdoor living area providing surveillance towards the public open space, and to any abutting secondary street.
7. Where the Lot adjoins Public Open Space, the dwelling's outdoor living area shall orientate towards the Public Open Space.

Uniform Fencing

8. Uniform fencing shall be provided in the locations shown (Semi Permeable Uniform Fencing) for lots abutting public open space, and shall be visually permeable (as defined by the R Codes) 1.2 metres above natural ground level. Modification to uniform fencing, including installation of additional screening devices or materials, is not permitted except for maintenance and repair using materials that are the same or as close as possible to those used in the original construction.

The Local Development Plan has been approved by Council and signed by the Principal Planner.

Principal Planner - Statutory Planning

Date: 10/7/21 CoS Ref: LDP-8/2019/A 497

LEGEND

- LOTS SUBJECT TO THIS LDP
- LOT NUMBERS
- RESIDENTIAL
- PUBLIC OPEN SPACE
- 1.5m PUBLIC OPEN SPACE SETBACK
- 5.0m PRIMARY STREET SETBACK
- EXISTING RETAINING WALLS (For information only)
- SEMI PERMEABLE UNIFORM FENCING



LOCAL DEVELOPMENT PLAN
 LOTS 109 - 117, 119 - 131, 194 - 197 AND 230 - 247 HIGHLAND RANGE ESTATE
 JANE BROOK

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