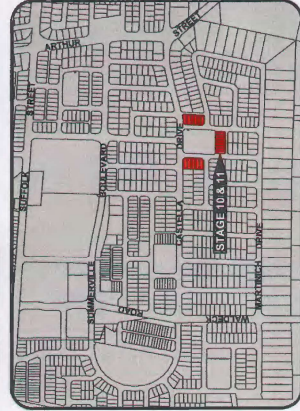


LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL PROVISIONS

- The provisions of this Local Development Plan shall be subject to the provisions of the City of Swan Local Planning Scheme No. 17 and other City of Swan Policies and Guidelines. Where there is a conflict between the R-Codes and the provisions of this LDP, the LDP provisions shall prevail.
- Minor variations to this LDP may be approved by the City of Swan.
- Compliance with the LDP provisions will not require consultation with adjoining and/or nearby landowners.
- Any development within the City of Swan PCL-1 (1:1000) shall be subject to the R-MD Code (R-MD Code) apply to all lots subject to this LDP.
- LOTS 1902 TO 1907 only - Boundary walls are permitted to both side boundaries up to a maximum height of two storey compliant with the maximum building height. Maximum length of boundary walls is determined by the front and rear lot boundary setbacks.
- Mandatory Habitable Space Orientation-Dwellings on corner lots must address the front and rear boundaries with a minimum of 10% of the lot area being covered by architectural features (balcony, verandah, patio or other outdoor living area facing the street).
- Modification to the uniform visually permeable fencing, including the installation of additional screening devices or materials, is not permitted. Any maintenance and repair of the fencing must use materials that are the same or as close as possible to those used in the original construction.
- All laneway lots must contain a paved bin pad that is a minimum of 1.5m wide and 1m deep directly abutting the laneway boundary.

LOCATION PLAN



LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PRIMARY STREET/MAJOR ENTRY (FRONT DOOR) ORIENTATION
- MANDATORY HABITABLE SPACE ORIENTATION
- NO VEHICLE ACCESS
- UNIFORM VISUALLY PERMEABLE FENCING
- MINIMUM 2M SETBACK FROM POS
- MINIMUM 1M REAR GARAGE SETBACK
- MANDATORY GARAGE LOCATION

This Local Development Plan has been adopted by Council and signed by the Manager/Co-ordinator - Statutory Planning

Delegated Authority

LDP/24/2020

City of Swan Ref

29/8/20
Date

LOCAL DEVELOPMENT PLAN - STAGE 10 & 11



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SCALE 1:750@A3

DATE 18 August 2020

PLAN NO TPE-10_11-010

REVISION A

DRAWN BDL

Taylor
TAYLOR
PRIVATE ESTATE



NOTES

Base data supplied by MAPS

Projection: PCGMA

Areas and dimensions shown are subject to final survey calculations.

All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.

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DISCLAIMER

Local Development Plan subject to final engineering design

and City of Swan planning approval

CITY OF SWAN
2 AUG 2020
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