

Local Development Plan Standards

LOCAL DEVELOPMENT PLAN STANDARDS

1 GENERAL

- 1.1 The standards outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 17 (LSP 17). The requirements of the R-Codes and LPS 17 shall be satisfied in all other matters.
- 1.2 Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required.
- 1.3 Minor variations to the requirements of the R Codes and to the provisions of this LDP may be approved by the City of Swan.
- 1.4 The density code for each lot is as per the prevailing Residential Code Plan.

2 STANDARDS FOR ALL LOTS

Street Setback & Front Fences	
Minimum Street Setback	2m minimum to primary street. 1.5m to porch/verandah, no maximum length. 1m minimum to secondary street. The minimum primary street setback stipulated in this LDP is not permitted to be reduced, including where a compensating open area behind the street setback is provided.
Front Fences	Front fences within the primary street setback area shall be a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.
Minimum Lot Boundary Setbacks	1.2m for 3.5m wall height (or less) with major openings. 1m for 3.5m wall height (or less) without major openings.
Open Space	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA shall have a minimum 3m length or width dimension. No other R-Codes site cover standards apply.
Garage Setback & Width/Vehicular Access	
Front Loaded	Minimum 4.5m garage setback from the primary street and 1.5m from a secondary street. The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For front loaded lots with street frontages up to 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> • garage setback a minimum of 0.5m behind the building alignment; • a major opening to a habitable room directly facing the primary street; • an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and, • no driveway wider than 4.5m where it meets the street.
Overshadowing	No maximum overshadowing for wall height 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
Visual Privacy	Clause 5.4.1 C1.1 of the R-Codes applies, however the setback distance is: <ul style="list-style-type: none"> • 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.

3 BOUNDARY WALLS

R30 Lots	To both side boundaries subject to: <ul style="list-style-type: none"> • 2/3 length to one side boundary; and • 1/3 max length to second side boundary for wall height 3.5m or less.
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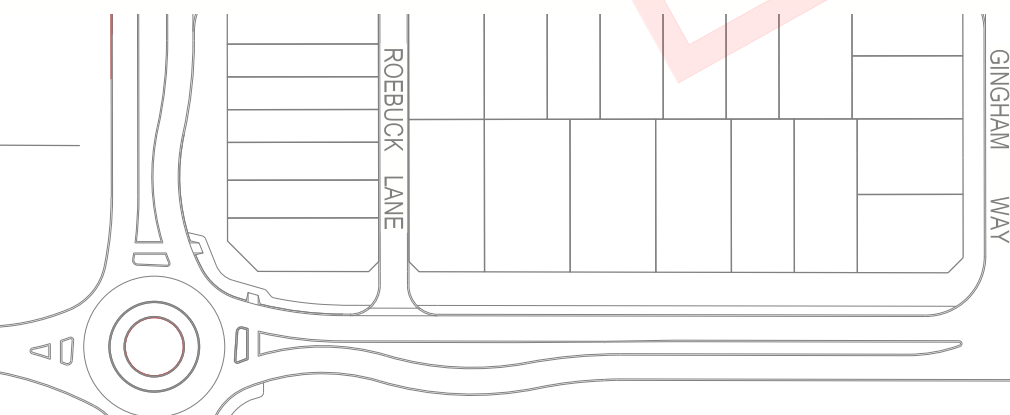
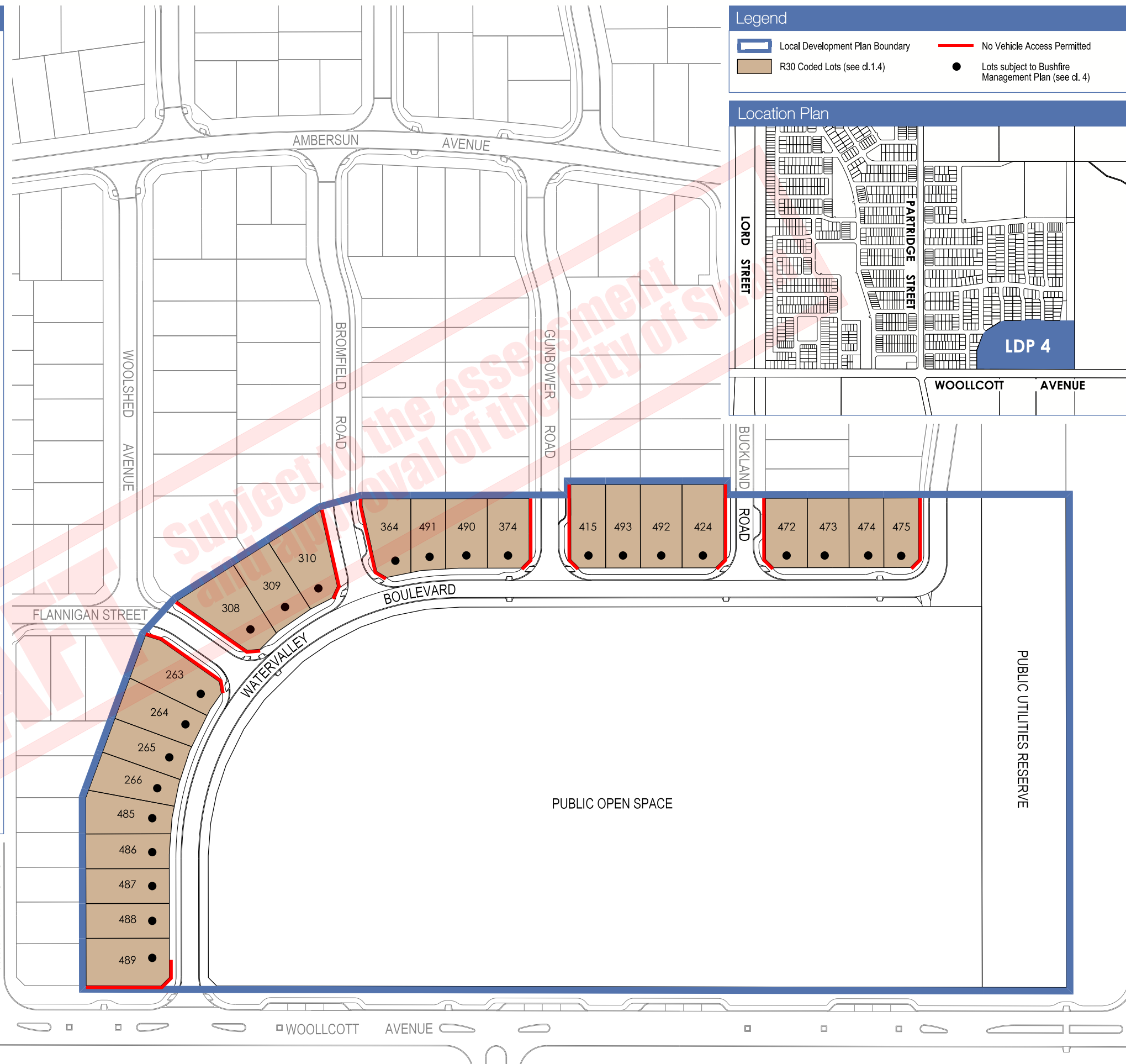
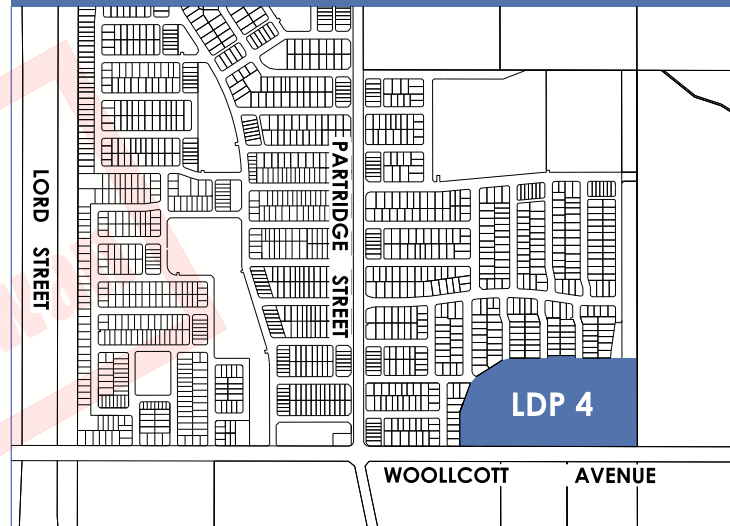
4 BUSHFIRE MANAGEMENT

- 4.1 The lots identified on this plan are subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development within a bushfire prone area as designated by the Fire and Emergency Services (FES) Commissioner, including compliance with the bushfire construction requirements of AS 3959 (as amended). The bushfire attack level (BAL) of each lot is as per the prevailing BAL Contour Map within the approved Bushfire Management Plan for the area, or as otherwise determined by a BAL assessment prepared in a manner and form set out in AS 3959.

Legend

- Local Development Plan Boundary
- No Vehicle Access Permitted
- R30 Coded Lots (see d.1.4)
- Lots subject to Bushfire Management Plan (see cl. 4)

Location Plan



LOCAL DEVELOPMENT PLAN Watervalley Boulevard Lots Ariella Estate, Brabham



ENDORSEMENT TABLE	
This Local Development Plan has been adopted by Council and signed by the Manager/Coordinator Statutory Planning	
Manager/Coordinator Statutory Planning	_____
Date	_____
CoS Ref:	_____

scale 1:1500@A3	0m 5 10 15m
date 13/07/2018	drawn RC
project no. 14/11/2018	checked RC
PCG 94	drawn FD

Taylor Burrell Barnett Town Planning and Design
Level 7, 160 St Georges Terrace, Perth WA 6000
e: admin@tbbplanning.com.au
p: (08) 9226 4276

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