

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), Local Planning Scheme No. 17 (LSP 17) and Local Planning Policy (LPP) POL-LP-11. The requirements of the R-Codes and LPS 17, including any LPPs, 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 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:

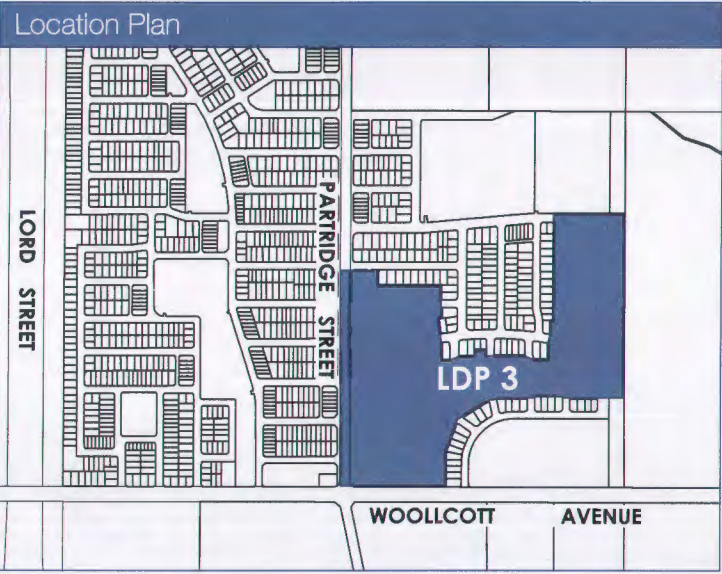
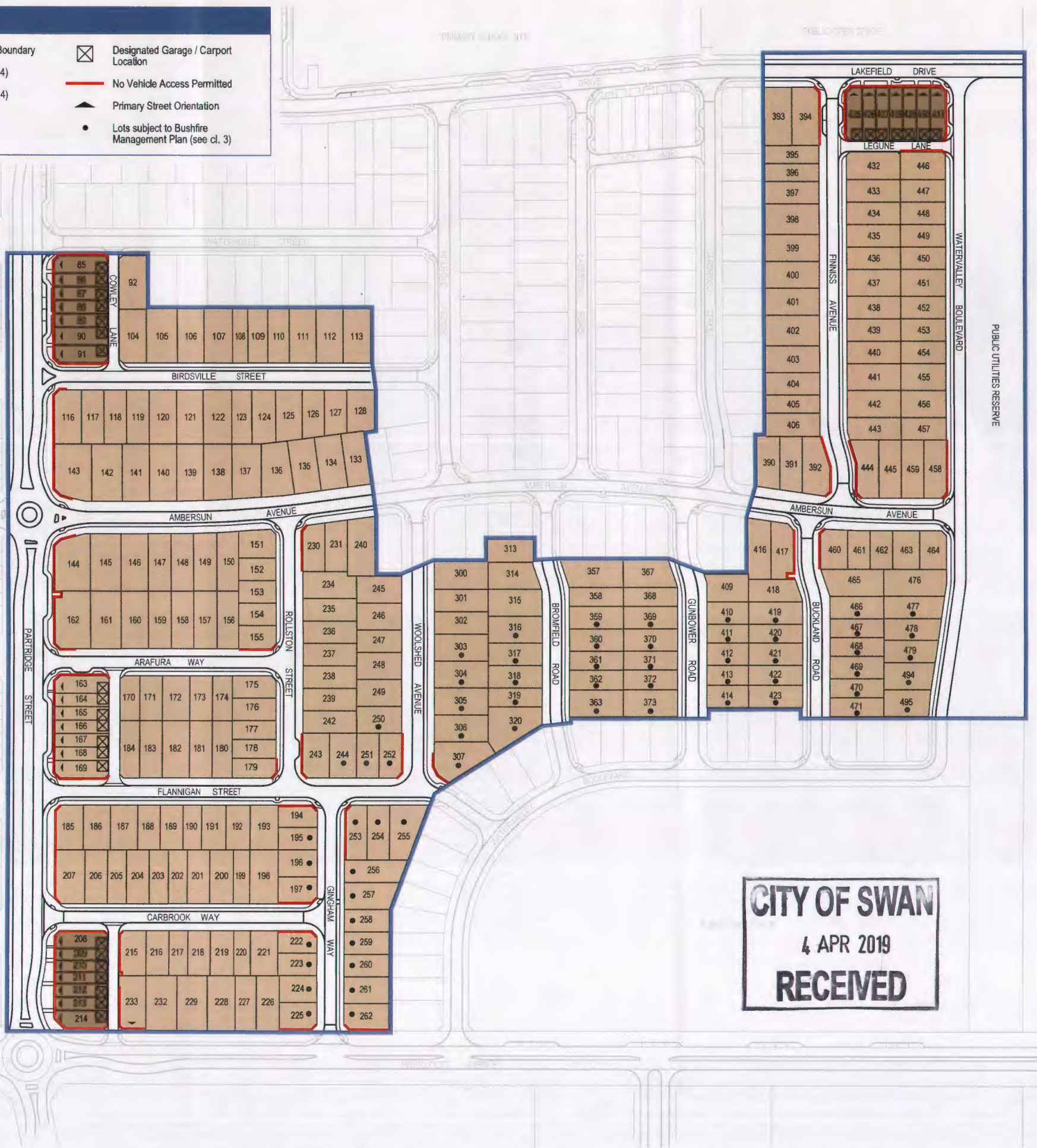
- garage setback a minimum of 0.5m behind the building alignment;
- a major opening to a habitable room directly facing the primary street;
- an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and,
- no driveway wider than 4.5m where it meets the street.

3 BUSHFIRE MANAGEMENT

3.1 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
- R30 Coded Lots (see cl.1.4)
- R40 Coded Lots (see cl.1.4)
- Designated Garage / Carport Location
- No Vehicle Access Permitted
- Primary Street Orientation
- Lots subject to Bushfire Management Plan (see cl. 3)



CITY OF SWAN
 4 APR 2019
RECEIVED



LOCAL DEVELOPMENT PLAN - STAGES 3-7

Ariella Estate, Brabham



ENDORSEMENT TABLE	
This Local Development Plan has been adopted by Council and signed by the	
Manager/Coordinator Statutory Planning	
Date	4 APR 2019
CoS Ref.	LDP-16/2016/B

Scale: 0m 10 20 30m

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