



Location Plan

LEGEND

- Primary orientation of dwelling
- No vehicle access
- Visually permeable uniform fencing (by Developer)
- ⊗ Mandatory location for garage/carport
- Preferred garage location

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions of the City of Swan Local Planning Scheme No. 17 (LPS 17), POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium-density single house development standards (R-MD Codes), and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP. The requirements of LPS 17, the R-MD Codes and the R-Codes shall be satisfied in all other matters.

Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes or R-MD Codes in accordance with the provisions of this LDP will not be required.

The density code for each lot in this LDP is as per the prevailing R-Code Plan. The R-MD Codes set out in Appendix 1 of POL-LP-11 apply to development on the lots in this LDP.

Minimum Street Setbacks

1. Minimum 1.0m building setback to right-of-way (Newel Way).

Garages

2. Minimum 1.0m garage/carport setback to right-of-way (Newel Way), and minimum 6.0m garage/carport setback to visitor parking bays.

Bin Pads

3. A paved bin pad measuring 1.5m wide x 1.0m deep shall be provided abutting the right-of-way (Newel Way) within the boundary of each lot. The bin pad is to be designed as per City of Swan requirements, and shall be sited so as not to obstruct the driveway of any lot and to be accessible for refuse collection purposes.

Fencing

4. Modification to the "Visually permeable uniform fencing", including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.

This LDP has been approved by the City under Schedule 2, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.


Manager/Coordinator Statutory Planning

26 JUN 2017 LDP-23/2016
Date CoS Ref



Avonlee
BRABHAM

LOCAL DEVELOPMENT PLAN
STRATA LOTS 1 -15
NEWEL WAY
BRABHAM

