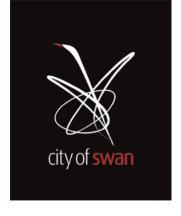
Our Ref: LDP/14/2021 Fax: 9267 9444

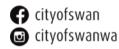
Web Address: www.cityofswan.com

3 November 2021

Element PO Box 7375 CLOISTERS SQUARE PO WA 6850



Enquiries (08) 9267 9267 2 Midland Square, Midland PO Box 196, Midland WA 6936



www.swan.wa.qov.au

Dear Sir

## LOCAL DEVELOPMENT PLAN - LOT 9220 PANNAGE WAY, BRABHAM -

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9220 Pannage Way, BRABHAM, I advise that the Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Dawie Jansen van Rensburg on 08 9267 9495.

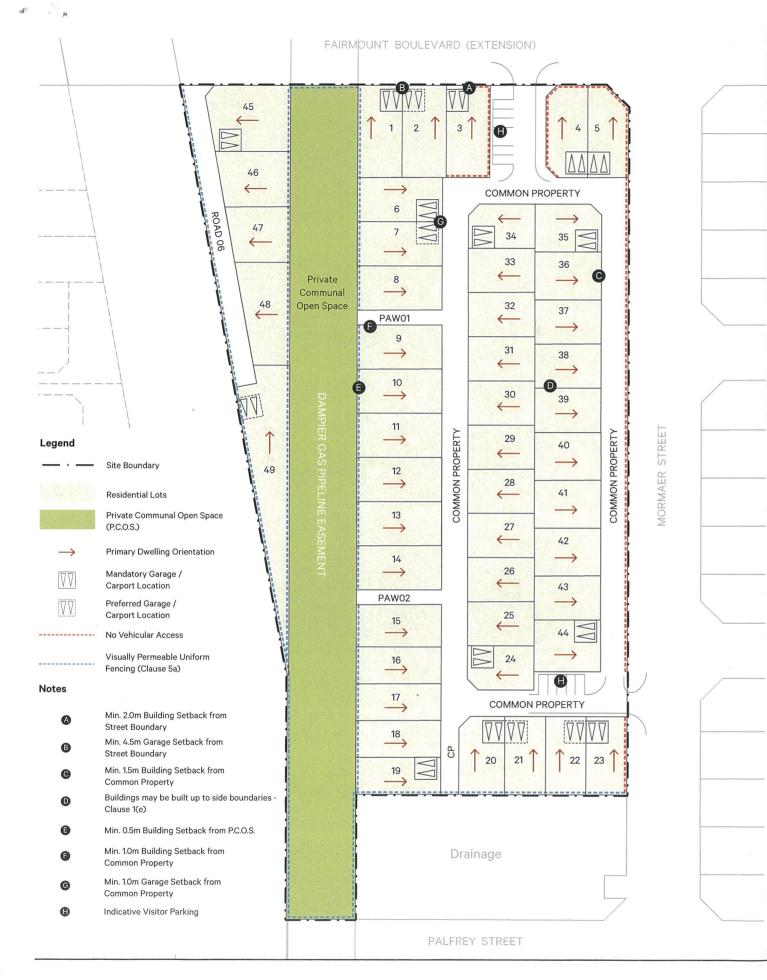
Yours faithfully

Senior Planner STATUTORY PLANNING

Philip Russell Manager

STATUTORY PLANNING

Thily Amell



# **Local Development Plan Provisions**

The provisions outlined in this Local Development Plan (LDP) constitute 3. variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 17 (LPS 17). The requirements of the R-Codes and LPS17 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required. Minor variations to the requirements of the R-Codes and to the provisions of this LDP may be approved by the City of Swan.

The density code for each lot is as per the prevailing Residential Code

## 1. Building Setbacks

- (a) Lots 1-5 and 45 shall have a minimum 2.0m building setback to the street boundary.
- (b) Lots 1-3 shall have a minimum 4.5m garage setback to the street
- (c) There is no average front setback requirement applicable to the lots subject to this LDP.
- (d) The minimum building setback to Private Communal Open Space (PCOS) is 0.5m.
- (e) A nil setback (boundary wall) is permissible to both side boundaries for the full length, provided that no boundary wall exceeds a 3.5m maximum height and a 3m average height.
- (f) A minimum 1.0m setback to all lot rear boundaries, the drainage reserve and all boundaries adjoining common property, is applicable to single-storey development on all lots.
- (g) The minimum setback to the common property (laneway) is

## 2. Dwelling Design

(a) Dwellings on lots abutting the Private Communal Open Space (PCOS) shall be designed to address the PCOS by providing at least one major opening facing the PCOS, and at least one of the following architectural features facing the PCOS; verandah, pergola, balcony and / or patio. Each lot may have one gate with direct access to the PCOS.

## Open Space

(a) Where an outdoor living area (OLA) with a minimum area of 20m² and minimum dimension of 3m is provided, no other R-Codes site cover or open space standards apply.

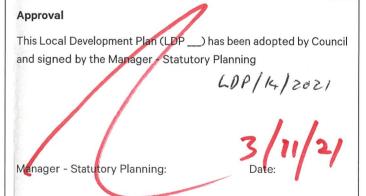
## Garages/ Carports

- (a) Garages/carports are permitted to be setback 1.0m from the common property (laneway).
- (b) Garages/carports shall be located in the mandatory location where applicable as depicted on this LDP, which includes a minimum setback distance from the common property (laneway).
- (c) Garages/carports are permitted to be built up to a lot boundary (boundary wall) provided that the boundary wall of the garage/ carport does not exceed a 3.0m average height.

## Fencing

- (a) 'Visually permeable uniform fencing' as depicted on this LDP shall be visually permeable, as defined by the RCodes, 1.2 metres above natural ground level.
- (b) 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.
- (c) The installation of fencing on the lot shall not obstruct access to designated bin pad areas for refuse collection purposes.





# **Local Development Plan**





