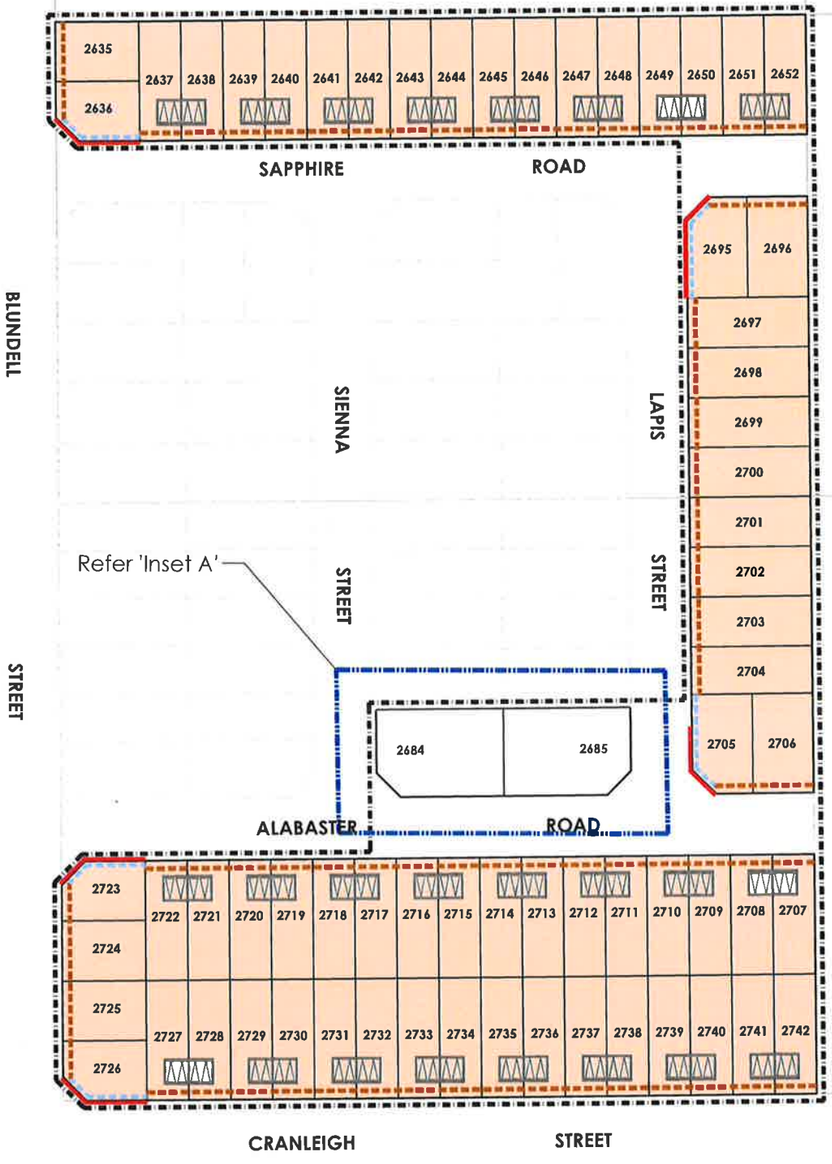
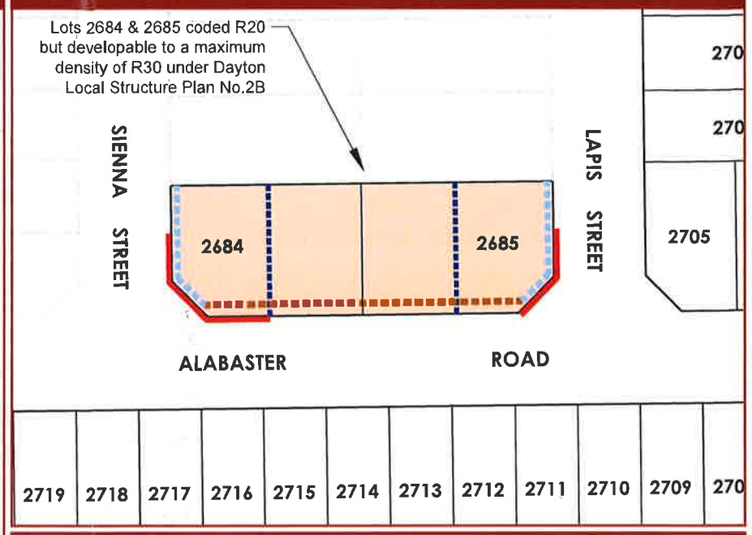
LOCAL DEVELOPMENT PLAN (1:1,500)

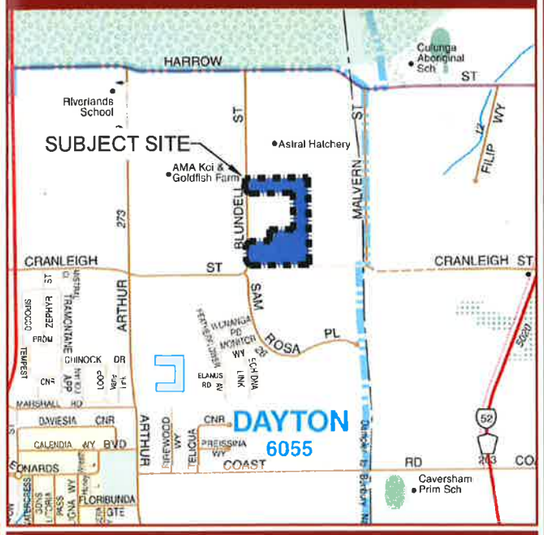


All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group

INSET A - SEE PROVISIONS 19 & 20 (1:1,000)



LOCATION PLAN (1:20,000)



LEGEND

- Local Development Plan Area
- Residential R30
- Preferred garage location
- 2.0m minimum primary street setback
- 1.0m minimum secondary street setback
- No vehicular access
- indicative duplex subdivision boundary

ENDORSED

Statutory Planning City of Swan — 5/9/16 Date — DAP: LDP/2/2015 City of Swan Reference No.

PROVISIONS

General

1. The provisions of the City of Swan Local Planning Scheme No.17 and State Planning Policy 3.1 *Residential Design Codes* (R-Codes) are varied within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.
3. Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Swan.

Open Space and Outdoor Living

4. An Outdoor Living Area (OLA) shall be provided as follows (no other R-Codes site cover standards apply):
   - 4.1. Minimum area of the greater of 10% of the lot size or 20m²;
   - 4.2. Minimum dimension of 3m;
   - 4.3. Directly accessible from a habitable room and behind the street setback; and,
   - 4.4. At least 70% of the OLA must be uncovered (which includes areas under eaves that adjoin the uncovered area).

Street Setbacks

5. A 2.0m minimum primary street setback is permitted as shown (no averages apply).
6. A 1.0m minimum secondary street setback is permitted as shown (no averages apply).
7. A 1.5m setback to a porch/veranda (no maximum length) is permitted.
8. Front Fences within the primary street setback area shall have a maximum height of 900mm above natural ground level, as measured from the primary street side of the fence.

Boundary Setbacks

9. A 1.2m minimum setback is permitted for walls 3.5m high-or-less with major openings.
10. A 1m minimum setback is permitted for walls 3.5m high-or-less without major openings.
11. Boundary walls 3.5m high-or-less are permitted to both side boundaries; 2/3 length to one side boundary, 1/3 length to second side boundary.

Garages

12. Garages shall be setback 4.5m from the primary street.
13. The garage setback to the primary street may be reduced to 4m where an existing or planned footpath is located more than 0.5m from the primary street boundary.
14. A double garage, to a maximum width of 6m, is permitted on lots with a frontage between 10.5m and 12m, where:
    - 14.1. The garage is setback a minimum of 0.5m behind the building alignment;
    - 14.2. The dwelling provides a major opening to a habitable room directly facing the primary street;
    - 14.3. The dwelling provides an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and,
    - 14.4. The crossover is a maximum of 4.5m wide where it meets the street.

Vehicular Access

15. No vehicular access is permitted across property boundaries in locations depicted on this LDP.

Overshadowing

16. No maximum overshadowing for walls 3.5m high-or-less , or for walls greater than 3.5m where overshadowing is confined to the front half of the lot.
17. Where overshadowing for walls greater than 3.5m intrudes into the rear half of the lot, shadow cast shall not exceed 35% of the adjoining lot's site area.

Privacy

18. R-Codes Clause 5.4.1 C1.1 applies; however, the setback distance is 3m to bedrooms and studies; 4.5m to major openings to habitable rooms other than bedrooms studies; and, 6m to unenclosed outdoor active habitable spaces.

Duplex Development (Lots 2684 & 2685)

19. If Lots 2684 and/or 2685 are further subdivided or developed as a duplex in accordance with the indicative lot boundary shown on 'Inset A' of this LDP, then development shall be subject to the provisions of this LDP.
20. If Lots 2684 and/or 2685 are developed as a single dwelling, development shall be in accordance with the R20 development standards as outlined in the R-Codes (i.e. no variations will apply under this LDP).

CITY OF SWAN
- 3 JUN 2016
RECEIVED

NORTH
0 10 20 30 40 50m
SCALE 1:1,500 (A3)

LDP Expiration Date: 5 September 2026.

LOCAL DEVELOPMENT PLAN
THE RISE AT ST LEONARDS
DAYTON
CITY OF SWAN

BURGESS DESIGN GROUP
TOWN PLANNING • URBAN DESIGN

All enquiries to be directed to the City of Swan

Plan No: PRM DAY 8-01d Client: PRM PROPERTY
Date: 03.06.16 Planner: MB