

LOCAL DEVELOPMENT PLAN PROVISIONS AND R-CODE VARIATIONS

General

- The requirements of the City of Swan Local Planning Scheme No. 17 (LPS17) and the Residential Design Codes (R-Codes) apply unless varied by this Local Development Plan (LDP).
- The R-Code applicable to each lot is as per the adopted Outline Development Plan (ref: SP17-22) and the approved subdivision plan (WAPC ref: 149018) for the land.
- Where there is a conflict between the requirements of LPS 17 and/or the R-Codes with this LDP, the provisions of this LDP prevail to the extent of any inconsistency.
- Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan

c) Unless otherwise stated in Table 1 of this LDP, the minimum street setback distances for garages / carports shall be as per the R-Codes and the City of Swan Driveway Gradient Standards.

NOTE: Designers and Builders should ensure that the City of Swan Driveway Gradient Standards are achieved prior to lodging a Building Permit, with garage / carport setbacks being determined on a site specific basis, noting that a greater setback than that provided by this LDP or the R-Codes may be required where constrained by topography.

Local Development Plan Provisions

1. Dwelling Orientation

- Dwellings on Lots 284 and 289 shall be designed with habitable room windows facing the Pedestrian Access Way.

2. Vehicular Access and Garages / Carports

- Table 1 of this LDP provides the minimum street setback distances for garages / carports for the lots identified with a mandatory or preferred garage / carport location.
- The minimum street setback distances for garages / carports for lots identified in Table 1 may be reduced where it can be demonstrated that it is compliant with the City of Swan Driveway Gradient Standards (STD 23-3s and STD 29-1s) and the provisions of the R-Codes.

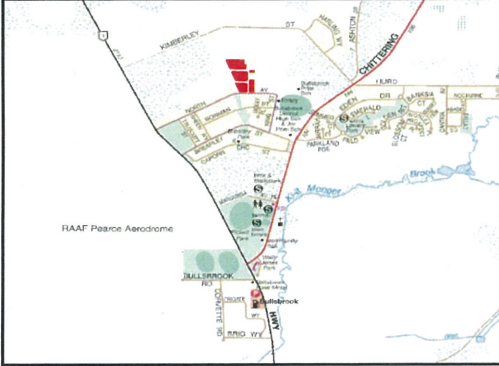
3. Fencing

- Uniform fencing, being visually permeable above 1.2m in height, is required along the western side boundaries of Lots 284 and 289 (abutting the Pedestrian Access Way).

4. Fire Management

- No part of any dwelling shall encroach within the Building Protection Zone (BPZ) as illustrated on the LDP.
- The BPZ is to be maintained by the landowner in perpetuity and constructed in accordance with the approved Fire Management Plan.
- Some lots within this LDP are designated 'Bush Fire Prone' in accordance with the Department of Fire & Emergency Services' (DFES) Map of Bush Fire Prone Areas. A lot designated 'Bush Fire Prone' may be subject to a bush fire attack level (BAL) assessment at the time of developing the lot and additional construction standards may subsequently apply. Please refer to the DFES Map or contact the City of Swan for confirmation.

LOCATION PLAN



LEGEND

- Local Development Plan Affected Lots
- Building Protection Zone
- Uniform Fencing Required (Visually Permeable Above 1.2m)
- Mandatory Garage / Carport Location (refer to Table 1 for minimum street setback)
- Preferred Garage / Carport Location (refer to Table 1 for minimum street setback)
- Orientation of Habitable Room Windows (to address POS and/or PAW)

Endorsed by:

Delegated Officer:  Date: 26/5/2016

City of Swan Ref: DAP 258/A

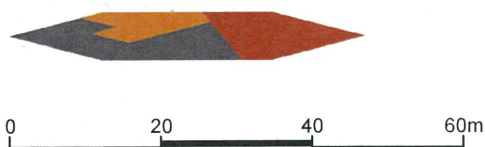
Table 1: Minimum Street Setback for Garages / Carports

Table 1 outlines the minimum street setback for garages / carports for the following lots as identified on the LDP.

Note: For those lots with a preferred garage location, the stated setbacks in Table 1 apply only if the carport/ garage is located in the preferred location. If the garage/carport is not located in the preferred location, increased setbacks may apply, refer clause 2.

Lot Number	Minimum Street Setback	Lot Number	Minimum Street Setback
200	4.76m	275	4.51m
201	4.50m	276	4.50m
202	5.43m	277	7.12m
203	5.29m	278	6.82m
204	5.09m	279	4.50m
205	5.34m	280	4.76m
206	4.68m	282	4.50m
211	4.76m	283	5.01m
267	4.50m	284	4.50m
271	4.50m	287	Option A: 4.84m
272	5.01m	287	Option B: 4.50m
273	4.51m	288	5.43m
274	4.50m	289	4.50m

BULLSBROOK LANDING



PROJECT
BULLSBROOK LANDING
STAGES 4, 5 & 6

Job Ref. 122593 Date 23 MAY 2016

Comp By. BC/LF DWG Name. 122593-4-001i

Checked By. SV Locality BULLSBROOK

Local Authority CITY OF SWAN

CLIENT

D.J.MacCORMICK
PROPERTY GROUP

LOCAL DEVELOPMENT PLAN
PT LOT 128 NORTH AVENUE,
BULLSBROOK
(WAPC Subdivision Ref. 149018)

RPS

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Scale 1 : 1000 Sheet A3 Plan Ref **122593-4-001** Rev **I**

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