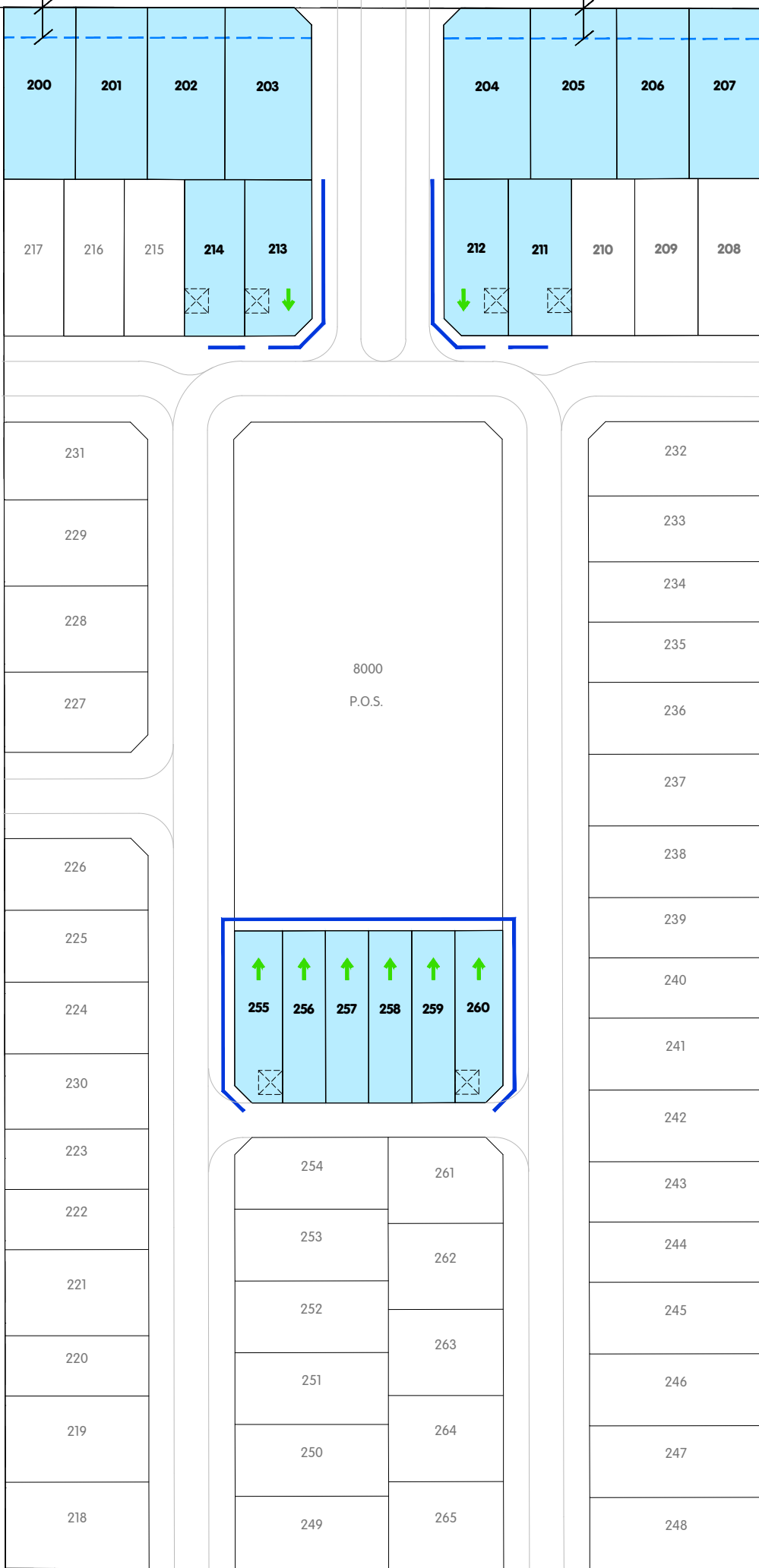


WOOLLCOTT

AVENUE

5.3m min - Front Setback

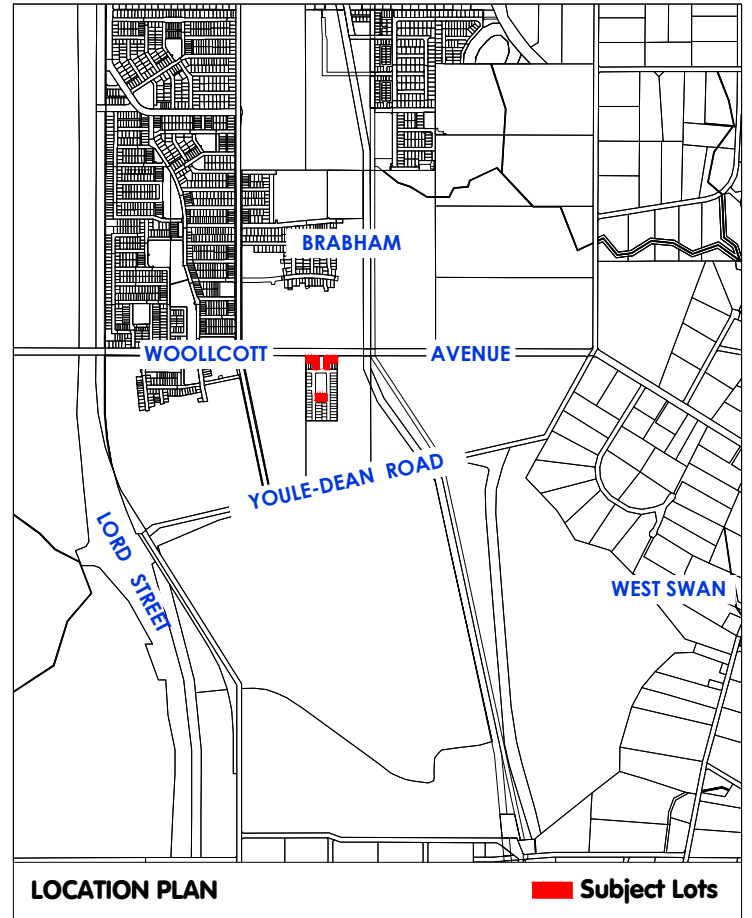
5.3m min - Front Setback



17
59866

LEGEND

- Subject Lot
- Surrounding Property Boundaries
- Building Setbacks
- No Vehicle Access
- Development Frontage
- Designated garage location



LOCAL DEVELOPMENT PLAN PROVISIONS

1. The provisions of the City of Swan Local Planning Scheme No. 17 (LSP 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, POL-LP-11 and the R-Codes shall be satisfied in all other matters.
2. Consultation with adjoining or other landowners to achieve a variation to the provisions of the R-Codes or R-MD Codes in accordance with the approved LDP is not required.
3. Building Setbacks:
For lots 200-207 a 5.3m front setback applies in accordance with the energy operators easement on the lot. This setback is not permitted to be reduced, including where a compensating open area behind the street setback is provided.
4. Laneway Lots:
 - a. Buildings (as defined in the R-Codes) shall be setback a minimum of 2m from the public open space (POS) boundary.
 - b. Development on lots abutting the public open space shall provide a major opening directly facing the POS boundary. Two-storey development on these lots shall provide a major opening overlooking the laneway.
 - c. Uniform fencing shall be provided along the boundary abutting public open space (POS) and shall be visually permeable (as defined by the R-Codes) 1.2 metres above natural ground level. Modification to the uniform fencing, including the installation of additional screening devices or materials, is not permitted except for maintenance and repair using materials that are the same or as close as possible to those used in the original construction.
 - d. Buildings shall be setback a minimum of 0.5m from the laneway boundary.
 - e. All laneway lots shall contain a paved bin pad that is a minimum of 1.5m wide and 1.0m deep directly abutting the laneway boundary.

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.

APPROVED

Principal Planner / Co-ordinator Statutory Planning

Date

CoS Ref: **LDP-10/17**



CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 160628
DWG REF: 99543pr-002c
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



SIZE A3
1:1000
0 metres 10 20 30 40 50

LOCAL DEVELOPMENT PLAN
Lot 19 Woollcott Avenue, Brabham
City of Swan

REF NO. DRAW NO. REV.
GMP BRA RD1 200 C