



LOCAL DEVELOPMENT PLAN PROVISIONS

1.0 General

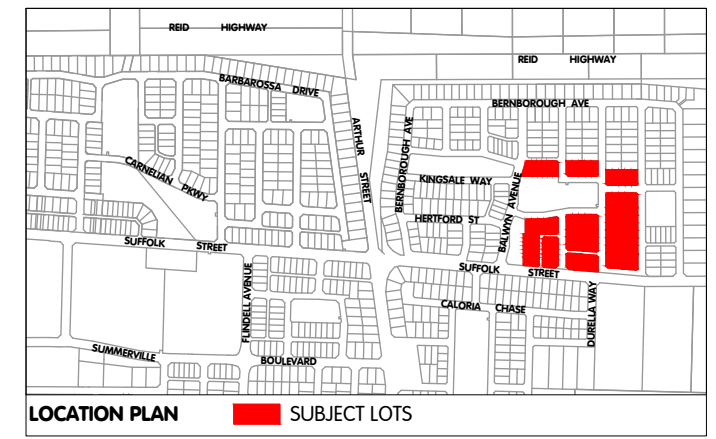
- a) All lots within this Local Development Plan (LDP) have a Residential Density Code as per the Caversham Outline Development Plan No. 150/F.
- b) Unless otherwise annotated on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-LP-11 Variation To Deemed To Comply Requirements of the R-Codes - Medium Density Single House Development Standards (R-MD Codes) and/or the Caversham Outline Development Plan (ODP-150/F), where relevant.
- c) The requirements of the R-Codes, RMD Codes and Local Planning Scheme shall be satisfied in all other matters.
- d) Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved LDP, is not required.
- e) Minor variations to the requirements of this LDP may be approved by the City of Swan.
- f) There is no average front setback requirement for all lots subject to this LDP.

2.0 Dwelling Orientation + Passive Surveillance

- a) Dwellings on lots marked with 'Primary Dwelling Orientation' arrows shall have a minimum of one door and major opening (window) on the elevation fronting the primary street or public open space.

3.0 Lot Specific Requirements

- a) Development on lot 4195 shall be subject to the single house standards of the RMD Codes applicable to an RMD-R40 lot unless otherwise annotated on this LDP.
- b) Development on lots 4168-4171 shall be subject to the single house standards of the RMD Codes applicable to an RMD-R25 lot unless otherwise annotated on this LDP.



LEGEND

- Retaining Wall
- Footpath
- Western Power Easement
- No Vehicle Access
- Visually Permeable Fence
- Minimum 3.0m Setback
- Primary Dwelling Orientation
- Pram Ramp

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions

Principle Planning Co-ordinator
Statutory Planning
City of Swan

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Date



CADASTRAL INFORMATION
SOURCE: MING
YYMMDD: 170921
DWG REF: 98183pr-002h
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

RD
great places

SIZE A3 1:1000

| REV | DESCRIPTION | YYMMDD | MT | APP'D |
|-----|---------------------------|--------|----|-------|
| D | PROVISION & LINES UPDATE | 180926 | HH | EVDL |
| C | RET WALL UPDATE/PROVISION | 180830 | HH | RD |
| B | LEGEND UPDATE | 180803 | HH | RD |
| A | BASE PLAN RDI 203B | 180710 | MT | RD |

LOCAL DEVELOPMENT PLAN
Balwyn Estate Stages 3 & 4
City of Swan

REF NO. **LES CAV** DRAW NO. **RD1 204** REV. **D**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY