## LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

The Local Town Planning Scheme and R-Codes are varied in the following manner:

**General**

1. All lots within this Local Development Plan are coded as per the approved Density Sites Plan.
2. The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-LP-11) are varied as shown on this plan.
3. The requirements of the R-Codes, RMD Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.
5. Minor variations to the requirements of this LDP may be approved by the City of Swan.

**Storage and Refuse**

6. Refuse storage areas shall be screened from the laneway and road.
7. All subject lots must provide a 1.5m x 1.0m bin pad area.

**Car Parking and Access**

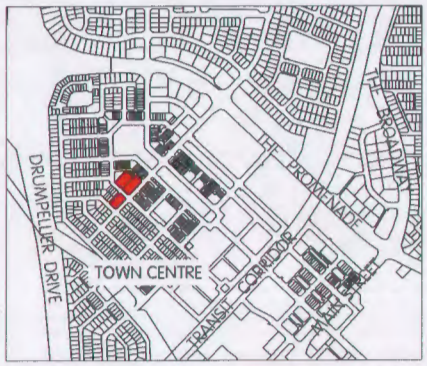
8. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).

**Built Form**

9. For two storey dwellings, each upper floor facade facing the laneway shall include at least one major opening allowing surveillance to the laneway/ POS.
10. For all developments which include non-residential land uses: the Development Application (DA) shall include an Acoustic report to demonstrate how the proposed development has been acoustically assessed and designed for the purpose of minimizing the effect of noise intrusion and / or noise emissions.

    The acoustic report shall be prepared by an acoustic consultant to the satisfaction of the City and address all matters that are required to demonstrate that the acceptable noise criteria will be achieved including:

    - The identification of all noise sources to be addressed, including air conditioning, refrigeration and exhaust units;
    - The establishment of Assigned Levels for noise sensitive premises in the vicinity in accordance with the Environmental Protection (Noise) Regulations 1997;
    - A detailed description of the construction measures that are required to be included, or which have been included, in the proposed development to achieve noise levels prescribed in the Noise Regulations.
    - For external noise sources, a description of the measures that are required to be included, or which have been included, in the proposed development to comply with the Environmental Protection (Noise) Regulations 1997.
11. Built form associated with non-residential land uses must be compatible with surrounding residential development. To ensure this, all developments including non-residential land uses should comply with the relevant R-Codes standards for residential development (i.e. setbacks, building heights, visual privacy, open space, street surveillance). For overlooking and surveillance, the R-Codes term for "habitable spaces" shall be interpreted as rooms which are used for active work (i.e. offices, reception areas, workshops) but shall exclude spaces that are not normally counted as "habitable spaces" in dwellings (i.e. bathrooms, kitchens, stairwells, laundries).




LOCATION PLAN — SUBJECT LOTS

**LEGEND**

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- GARAGE SETBACK (DISTANCES VARY AS SHOWN)
- PROPOSED ROAD CARRIAGEWAY
- PRIMARY STREET DWELLING ORIENTATION

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

.....
Principal Planner/ Co-coordinator Statutory Planning

Date ..... CoS Ref: .....

CITY OF SWAN
**APPROVED**
**LOCAL DEVELOPMENT PLAN**
Reference No.: LDP/21/2020
Approval Date: 26 Aug 2020
Expiration Date: 26 Aug 2030
(unless revoked earlier)
Delegated Authority Officer:
Patricia Wojcik




CITY OF SWAN
**RECEIVED**
4 August 2020

CITY OF SWAN
**REVISED PLAN**
4 August 2020

ellenbrook
a full life

**CADASTRAL INFORMATION**
SOURCE: VERIS (MHELANS)
YYMMDD: 180806
DWG REF: town_centre-180806-frunpcg84
PROJECTION: PCG84

**AERIAL PHOTOGRAPHY**
SOURCE: NA
YYMMDD: NA

great places

SIZE A3 1:1000

0 metres 10 20 30 40 50

| REV | DESCRIPTION | YYMMDD | DRAWN | APPR'D |
|---|---|---|---|---|
| D | NEW PROVISION ADDED (No.7) | 200804 | SB | EH |
| C | UPDATE TEXT | 060720 | II | DRAFT |
| B | SETBACK NOTATION MODS | 200702 | SB | EH |
| A | BASE REF RD1426E | 200610 | II | EH |

DRUMMOND STAGE 4B - LOCAL DEVELOPMENT PLAN
**Lots 11272 - 11281, 11360 - 11364 and 11472 - 11477, Ellenbrook Town Centre**
City of Swan

| REF NO. | DRAW NO. | REV. |
|---|---|---|
| **EJV TWC** | **RD1 428** | **D** |

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