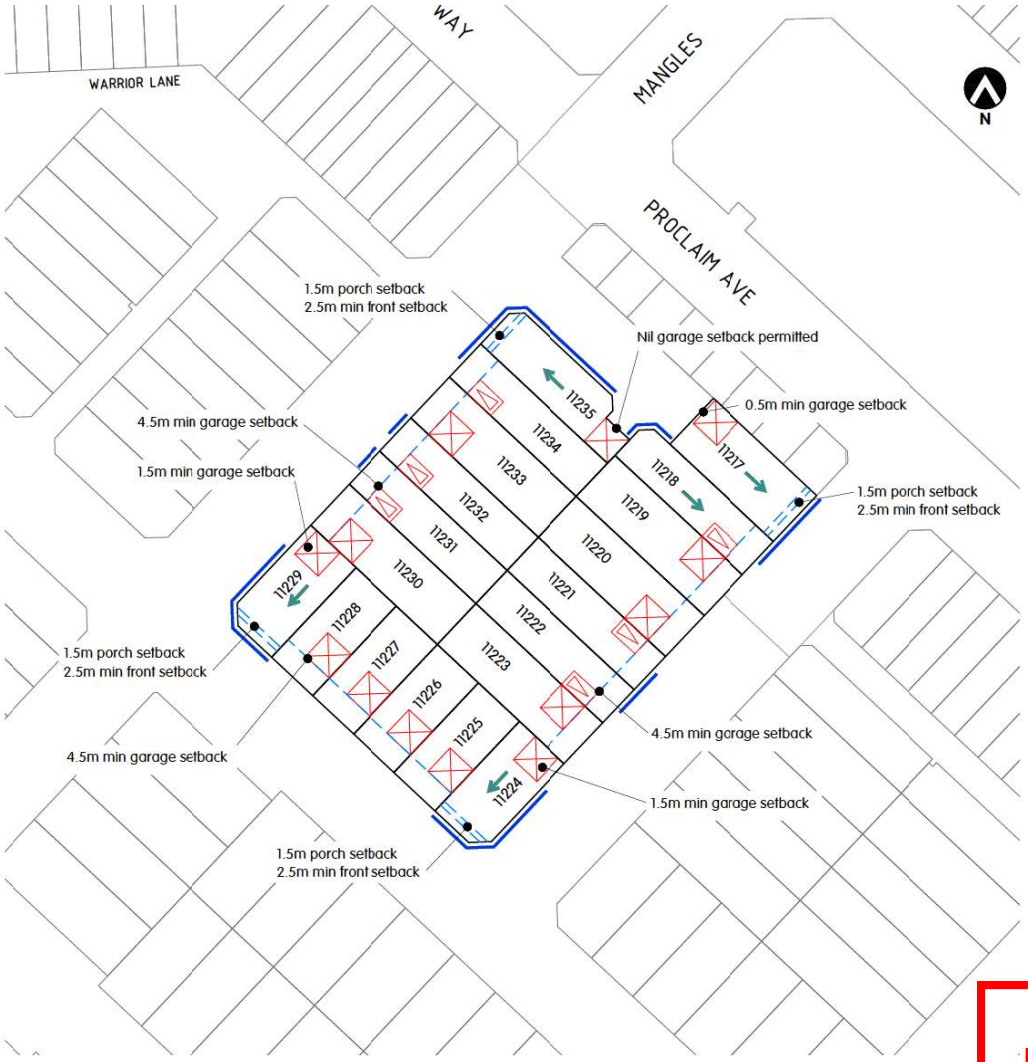


CITY OF SWAN
RECEIVED
5 July 2022

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

The 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 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.

Bin Pads / Bin Storage Areas : Provision 6 and 7 Apply to Lot 11217 and Lot 11235 ONLY

6. Bin Storage Areas for non-collection days only: An alcove/recess area should be located within each lot, preferably towards the rear, for the storage of bins on non-collection days.
7. Bin Pads for collection days only: Each lot will have its own designated bin pad area, where bins will be placed on collection days, located along Mangles Drive, in a position that is accessible to the City's waste disposal vehicles.

Car Parking and Access

8. For corner lots gaining access from a laneway, the crossover/ garage is to be located as close to the lot boundary opposite the corner truncation as possible.

Built Form

9. A portico, verandah, balcony, associated columns/ piers and/or first floor building envelope may project into the front setback area with no maximum width up to a minimum 0.5m setback (Subject to engineering and servicing constraints).
10. Each dwelling facade facing a laneway shall include at least one major opening allowing surveillance to the laneway.
11. 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.
12. 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.
13. Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing that the boundary wall is behind the setback line. There is no maximum length restrictions for boundary walls, and building heights (including boundary walls) shall comply with Table 3 (Category B) of the Residential Design Codes.
14. Lots on this Local Development Plan are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.

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: .....

LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- SETBACKS (DISTANCES VARY AS SHOWN)
- PRIMARY STREET DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION (DOUBLE)
- PREFERRED GARAGE LOCATION (SINGLE)

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP/8/2022
Approval Date: 12 Aug 2022
Expiration Date: 12 August 2032
(unless revoked earlier)

Patricia Wojcik
DELEGATED OFFICER
STATUTORY PLANNING

ellenbrook
a full life

CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 191203
DWG REF: dp414279-STC HesperiaDV-29401508
PROJECTION: PCG84

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay

SIZE A3_1:1000

0 metres 10 20 30 40 50

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
F	SINGLE GARAGES	220705	TG	EH
E	UPDATE PROVISION 6 & 7	220621	SB	EH
D	REDUCING GARAGE SETBACK	220520	TG	TT
C	BIN PAD PROVISION ADDED	220511	SB	EH
B	GARAGE LOC & PROVISIONS ADDED	220504	SB	EH

LOCAL DEVELOPMENT PLAN - DRUMMOND STAGE 3B
LOTS 11840 - 11865, Ellenbrook Town Centre
City of Swan

REF NO.	DRAW NO.	REV.
EJV TWC	**RD1 432**	**F**

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