



LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- - - SETBACKS (DISTANCES VARY AS SHOWN)
- PROPOSED ROAD CARRIAGEWAY
- DWELLING FRONTAGE
- SINGLE ON-SITE PARKING SPACE (AS PER CAR PARKING AND ACCESS PROVISION NO. 1)
- DESIGNATED GARAGE LOCATION FOR SINGLE ON-SITE PARKING SPACE (AS PER CAR PARKING AND ACCESS PROVISION NO. 1)
- DESIGNATED GARAGE LOCATION

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

[Signature] Delegated Authority
Principal Planner / Co-ordinator Statutory Planning

15 FEB 2018

Date: CoS Ref: LDP/14/2017/A

Expiration Date: 15 Feb 2028 unless revoked earlier

RECEIVED
15 JAN 2018
CITY OF SWAN - CONTACT CENTRE

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.
6. There is no average front setback requirement for all lots subject to this Local Development Plan.

Storage and Refuse

1. An alcove/ recess bin pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
2. A designated bin pad area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gutters and built form.
3. Refuse/ storage areas (other than bin pads as described above in 2) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.

Car Parking and Access

1. For 4.5m wide lots and lots less than 135m²; each dwelling shall provide at least one on-site parking space, but is not required to provide more. All other lots are to provide parking in accordance with the R-Codes and/ or RMD Codes (POL-LP-11).
2. For corner lots gaining access from from a laneway, the crossover/ garage is to be located as close to the lot boundary opposite the corner truncation as possible.

Built Form

1. Outdoor living areas are permitted to be located within the front setback area.
2. 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).
3. Each dwelling facade facing a public street or laneway and/ or public open space shall include at least one major opening allowing surveillance to the street/ laneway/ POS.
4. 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*.

5. Uniform fencing shall be provided along the "Dwelling Frontage" boundary for lots abutting public open space and shall be visually permeable (as defined by the R-Codes) 1.2 meters above natural ground level. Modification to uniform fencing, including 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. These fences shall be regarded as "Front Fences" for the dwellings under the City of Swan Local Planning Scheme and the R-Codes.

6. Boundary walls are permitted to both side boundaries (excluding secondary street boundaries, but including boundaries abutting Public Open Space) 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.



CADASTRAL INFORMATION
SOURCE: ROBERTSDAY
YYMMDD:
DWG REF:
PROJECTION: PCG 84



1:1000



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
K	UPDATED VARIATIONS	180112	II	EH
J	GARAGE AND LOTS EDITS	170905	H4	EH
I	PROVISIONS MODIFIED & ADDED	170814	H4	EH
H	PROVISIONS MODIFIED & ADDED	170705	SB	EH

LOCAL DEVELOPMENT PLAN
Lot 11127, 11131-11134, 11137-11143, 11144-11162 & 11169-11175
Cell F, Ellenbrook Town Centre
City of Swan

REF NO. DRAW NO. REV.
EJV TWC RDI 419 K