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 the Local Development Plan are coded as per the approved Density Sites Plan.
2. The requirements of the R-Codes and the RMD Codes are applied as per the approved Local Development 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.

Car Parking and Access
7. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
8. For Lots 8.5m-wide lots, garages on single-storey dwellings shall not exceed 3.5 metres in width. A double garage is permitted for double-storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.

Built Form
9. Each dwelling facade facing a laneway or public open space shall include at least one major opening allowing surveillance to the laneway or 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:
   1. The identification of all noise sources to be addressed, including air conditioning, refrigeration and exhaust units;
   2. The establishment of Assigned Levels for noise sensitive premises in the vicinity in accordance with the Environmental Protection (Noise) Regulations 1997;
   3. 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;
   4. 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. The identification of all noise sources to be addressed, including air conditioning, refrigeration and exhaust units;
   6. The establishment of Assigned Levels for noise sensitive premises in the vicinity in accordance with the Environmental Protection (Noise) Regulations 1997;
   7. 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;
   8. 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;
   9. The identification of all noise sources to be addressed, including air conditioning, refrigeration and exhaust units;
   10. The establishment of Assigned Levels for noise sensitive premises in the vicinity in accordance with the Environmental Protection (Noise) Regulations 1997;
   11. 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.

Lot 11498 shown on this LDP is affected by Quiet House Design Package A requirements due to noise from Drumpeake Street. Dwellings on these lots must be constructed in accordance with additional controls as specified in Hesperia Subdivision Traffic Noise Assessment (Herring Storer, Dec 2019). A copy of the report is available from City of Swan or the developer.

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Ref No. LDP-1/2020
Approval Date: 31 Mar 2020
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Delegated Authority Officer: Patricia Woolev

City of Swan
Planning Information
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