LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

1. All lots within this Local Development Plan are coded as per the approved Density Sides Plan.
2. The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-LDP) are varied as shown on this plan.
3. The requirements of the D-Codes, R-O Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other fundholders 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

7. Refuse and storage areas are to be fully integrated with the design of the building. Waste storage areas shall be screened from the street/laneway and road.

Car Parking and Access

8. For corner lots, the crossover/garage is to be located the maximum distance from the street or laneway to accommodate
9. 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. The garage is to sit in line with or behind the front of the dwelling.

Built Form

10. 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.
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 minimising noise intrusion and/or noise emissions.

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 achieve noise levels prescribed in the Noise Regulations.

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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.

12. Lots 11485-11493 shown on this LDP are affected by Quiet House Design Package H requirements due to noise from Drumpellier Drive. Dwellings on these lots must be constructed in accordance with additional controls as specified in Hesperia Subdivision Traffic Noise Assessment (Herring Storer, Feb 2018). A copy of the report is available from City of Swan or the developer.

13. Lots 11485-11493 shown on this LDP are subject to an approved Bushfire Management Plan. A Bushfire Attack level (BAL) statement may be reassessed for individual lots.