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 zoned as per the approved Density Schemes Plan.
2. The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy (POL-UP-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 vision 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.

Measures and Refuse
1. An access/ entry can pick-up area should be provided towards the rear of the lots to be located away from the property, to provide a secure collection of all garbage. These areas shall be visually screened from both directly overhead and adjacent street views.
2. A designated bin pad area (1.5m wide) shall be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gables and setbacks.
3. Refuse/oranged areas (other than bin pads as described above) should be fully integrated with the design of the building. Refuse storage areas shall be screened from the boundary and road.

Car Parking and Access
1. For 8.5m wide lots and lots less than 15m wide, each dwelling shall provide a minimum of 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 or RMD Codes (POL-UP-11).
2. For corner lots gaining access from an laneway, the crossover/garage is to be located as close to the lot boundary opposite the corner truncation as possible.

Built Form
1. Covered living areas are permitted to be located within the front setback area.
2. A portico, verandah, balcony, associated wall and/or first floor building overhang 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 façade facing a public street or laneway and/or public open space shall include at least one metre opening allowing surveillance to the street/laneway/POS.
4. For all developments which include non-residential land uses, the Development Application Plan 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.
5. 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:
   a. The identification of all noise sources to be addressed, including air conditioning, refrigeration and ventilation units;
   b. The establishment of Assigned Levels for noise sensitive premises in the vicinity in accordance with the Environmental Protection Noise Regulations 1997;
   c. 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;
   d. 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;
6. Uniform fencing shall be provided along the Dwelling Frontage boundary for lots abutting public open space and shall be visually screened (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 repainted as "Front Fences" for the dwellings under the City of Swan Local Planning Scheme and the R-Codes.
7. 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 III of the Residential Design Codes.

LOCAL DEVELOPMENT PLAN

Lot 1132, 1131-1133, 1137-1143, 1144-1145 & 1149-1155

City of Swan

Call F, Ellenbrook Town Centre