Application of Local Development Plan

The Local Town Planning Scheme and R-Codes are varied in the following manner:

General
1. The requirements of the R-Codes are varied as shown on the plan.
2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
3. 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.

Storage and Refuse
1. Individual dwellings will require a designated bin pad minimum 1.5m wide x 1.0m deep located at the rear of the property and accessible from Brick Lane by the City’s waste disposal vehicle while taking into account adjacent fences, gutters and built form.
2. Refuse-storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the public street and laneway.

Car Parking
1. Car parking and loading zones shall be accessible from Brick Lane and screened from Ellen Stirling Parade.

Visual Surveillance
1. Each building facade facing a public street, public access easement or laneway shall include at least one window, door or other opening which allows surveillance to the street. Minimum size limit for every 10m length of frontage, at each level. It shall be permissible to provide major openings at ground level facing Brick Lane, Mangsia Drive, Barque Avenue and the public access easement where major openings are provided at upper levels, providing surveillance to these areas.
2. Alternatively, design features which create the impression of surveillance, may be considered, at the discretion of the City.

Built form
1. Development must achieve a minimum two storey building height.
2. For locations identified on Plan 1 as requiring pedestrian shelter, where non-residential uses are proposed at ground floor level, pedestrian shelter (shelters, verandahs, etc.) shall be provided along at least 80% of the street frontage directly abutting those uses.
3. Exterior walls facing Mangsia Drive, Brick Lane and Barque Avenue shall provide surface articulation to provide visual interest at ground floor level, i.e. surface patterning, variety in colours / materials, varied handrails, placement of features such as windows & doors.
4. A pedestrian thoroughfare, at least 6m wide, must be provided at the ground floor level between Ellen Stirling Parade and Brick Lane, as part of any development of the site.
5. A mixed use development (land use in addition to residential) 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 specified 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.

Miscellaneous
1. Minor variations to the requirements of this LDP may be approved by the City of Swan.