Application of Local Development Plan

The Local Development Plan's requirements are as follows:

1. The requirements of the R-Codes are applicable as shown on the plan.
2. Adjacent 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 have an accessible 1.5m wide x 1.0m deep apron at the rear of the property.
2. Refuse storage areas are to be fully integrated with the design of the building.
3. All refuse storage areas shall be screened from the public street and kerxway.

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, communal open space or carpark shall include at least one window, door or other opening which allows surveillance to the street/required area at each level.

Built Form

1. Development shall 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 lawnings, verandahs, etc., shall be provided along at least 50% of the street frontage to provide these uses.
3. Exterior walls facing Brick Lane, Barque Avenue and the transit corridor shall provide surface articulation to provide visual interest (ie. surface patterning, variety in colours/ materials, varied setbacks, placement of features such as doors and windows).
4. An area of Private / Communal Open Space, of at least 200m², with a minimum length / width of 10m, shall be provided adjacent to the widened Ellen Stirling Parade verge, as part of any development of the site.
5. Form and massing mixed used developments (land use in addition to residentially). 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.
   • An external noise source, 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.

Disclaimer:
The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.