



The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Principal Planner/
Co-coordinator Statutory Planning

Date CoS Ref:

- LEGEND**
- SUBJECT PROPERTY BOUNDARIES
 - SURROUNDING PROPERTY BOUNDARIES
 - NO VEHICLE ACCESS
 - - - - - SETBACKS (DISTANCES VARY AS SHOWN)
 - PRIMARY STREET DWELLING ORIENTATION
 - ⊠ DESIGNATED GARAGE LOCATION (DOUBLE)
 - ⊠ DESIGNATED GARAGE LOCATION (SINGLE)

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 coded as per the approved Density Sites Plan.
2. The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-LP-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 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.
7. Modified LDP/3/2018/A supersedes LDP/3/2018, approved on 17 May 2018, including the removal of Lots 11272-11281 and Lots 11360-11364.

Storage and Refuse

1. An alcove/ recess bin pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
2. A designated bin pad area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gutters and built form.
3. Refuse/ storage areas (other than bin pads as described above in 2) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.

Car Parking and Access

1. For 4.5m wide lots and lots less than 135m²; each dwelling shall provide at least 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 and/ or RMD Codes (POL-LP-11).
2. For corner lots gaining access from a laneway, the crossover/ garage is to be located as close to the lot boundary opposite the corner truncation as possible.

Built Form

1. Outdoor living areas are permitted to be located within the front setback area.
2. A portico, verandah, balcony, associated columns/ piers and/or first floor building envelope 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 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.
4. 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:

- 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.
 - 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. Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) 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 B) of the Residential Design Codes.
 6. Lots on this Local Development Plan are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.



CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 191203
DWG REF: dp414279-STC HesperiaDV-29401508
PROJECTION: PCG84

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



LOCAL DEVELOPMENT PLAN - DRUMMOND STAGE 7
LOTS 11840 - 11865, Ellenbrook Town Centre
City of Swan



A	FIRST ISSUE	220221	SB / IF	TP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REF NO.	DRAW NO.	REV.
EJV TWC	RD1 389	A

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY