

**LEGEND**

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- 11412 LOT NUMBER
- NO VEHICLE ACCESS
- PRIMARY STREET DWELLING ORIENTATION
- ⊠ DESIGNATED GARAGE LOCATION (DOUBLE)
- RETAINING WALLS
- FRONT WALL AND STAIRS
- SETBACKS (DISTANCES VARY AS SHOWN)

**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.

**Storage and Refuse**

6. 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.
7. 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.
8. Refuse/ storage areas (other than bin pads as described above in 7) 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**

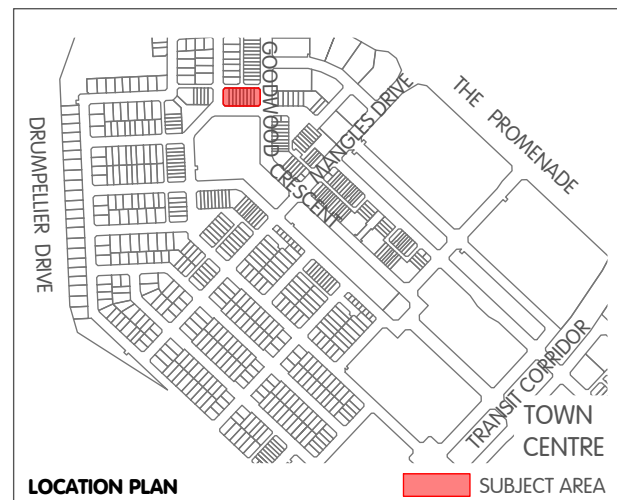
9. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).

**Built Form**

10. 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.
11. Built form associated with non-residential land uses must be compatible with surrounding residential development. To ensure this, all developments including non-residential land uses should comply with the relevant R-Codes and R-MD Codes standard for residential development (i.e. setbacks, building heights, visual privacy, open space, street surveillance). For overlooking and surveillance, the R-Codes term for "habitable spaces" shall be interpreted as rooms which are used for active work (i.e. offices, reception areas, workshops) but shall exclude spaces that are not normally counted as "habitable spaces" in dwellings (i.e. bathrooms, kitchens, stairwells, laundries).
  12. The minimum outdoor living area is 16m<sup>2</sup>.
  13. 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.
  14. Lots on this Local Development Plan are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.
  15. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and laneway and the crossover does not exceed 4.5m in width.



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

Principal Planner/ Coordinator Statutory Planning

Date ..... CoS Ref: .....



**CADASTRAL INFORMATION**  
 SOURCE: VERIS/LANDGATE  
 YYMMDD: 220629  
 DWG REF: dp414279-STC HesperiaDV-29401508  
 PROJECTION: PCG84

**AERIAL PHOTOGRAPHY**  
 SOURCE: NA  
 YYMMDD: NA



LOCAL DEVELOPMENT PLAN - DRUMMOND STAGE 6C  
**ELLENBROOK TOWN CENTRE**  
 City of Swan

B PLAN/PROV MODS 230728 TD TT  
 A FIRST ISSUE 230718 SB DRAFT  
 REV DESCRIPTION YYMMDD DRAWN APPRD

REF NO. DRAW NO. REV.  
**EJV TWC RD1 449 B**