



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

Principal Planner: *[Signature]*
Co-ordinator Statutory Planning

Date: 8 APRIL 2022
CoS Ref: LSP/23/2021



HATCH | RobertsDay

0	metres	0	2	5	10	20	50	100
SIZE A3: 1:1000								
H	LOCATION PLAN, SETBACKS, PROVISIONS	220408	SJ	TP	TP	TP	TP	TP
F	PER COUNCIL MODS	220324	IF	SJ	TP	TP	TP	TP
E	UPDATE PROVISION TEXT	220214	SJ	SJ	TP	TP	TP	TP
REV	PROVISIONS, CAD UPDATE (RDI 520W)	211215	YMMDD	DDMM	APPD	APPD	APPD	APPD

LOCAL DEVELOPMENT PLAN
Stage 3A + 3B Reveley, Ellenbrook
City of Swan

REF NO: EJV TWC
DRAW NO: RDI 561
REV: H

LOCATION PLAN

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

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

General

- All lots within this Local Development Plan are coded as per the approved Density Sites Plan.
- The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-IP-1) are varied as shown on this plan.
- The requirements of the R-Codes, RMD Codes and Town Planning Scheme shall be satisfied in all other matters.

- 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.
 - Minor variations to the requirements of this LDP may be approved by the City of Swan.
- Storage and Refuse
- Refuse storage areas shall be screened from the laneway and road.
 - For corner lots, the crossover/garage is to be located as far from the truncation as possible (subject to engineering constraints).

- Built Form
- For dual frontage dwellings, boundary walls are permitted to both side boundaries (excluding secondary street boundaries) provided that:
 - The wall is behind the primary street setback line;
 - There is no maximum length of boundary walls; and
 - Boundary walls may be constructed to a maximum height of 6m, in accordance with Table 3 (Category B) of the Residential Design Codes.
 - 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 standards for residential development (i.e. setbacks, building heights, visual privacy, open space, street surveillance).
 - For assessing overlooking and street surveillance, the R codes term "habitable room / space" * shall be interpreted as a room which is used for active work (i.e. offices, reception areas, workshops, etc) but shall exclude spaces that are not normally counted as "habitable spaces" in dwellings (i.e. bathrooms, stairwells, laundries, storage areas).
- * This informs requirements for "major openings".

- Surveillance
- For two storey dwellings, each upper floor facade facing a public street or public open space (POS) shall include at least one major opening allowing surveillance to the public street/POS.
 - Dual frontage dwellings must provide at least one major opening from a habitable room of the dwelling facing the public open space; and at least one major opening from a habitable room of the dwelling facing the vehicular approach to the dwelling.
 - For Lot 11020, the first dwelling must have Tondut Lane as the primary street. Any additional dwelling may face towards Tondut Lane.
 - For Lot 11013, at least one major opening from a habitable room, or the outdoor living area, is to face Tondut Lane.

- Acoustic Requirements - non residential development
- 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 a suitably qualified acoustic consultant, to the satisfaction of the City of Swan. It shall address all matters that are required to demonstrate that the proposed development will achieve compliance with the Environmental Protection (Noise) Regulations 1997 ("Noise Regulations"). This shall include:
 - 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 Noise Regulations;
 - A detailed description of the construction measures that are required to be included, or that have been included, in the proposed development, in order 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 Noise Regulations.