

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

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 R-MD Standards (as applied through the City's Local Planning Policy POI-UP-11) are varied as shown on this plan.
3. The requirements of the R-Codes, R-MD Standards 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.

Bushfire

6. Lots 13 & 14 shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, August 2020) and dwelling construction must be in accordance with approved BMP requirements. At the discretion of the City of Swan and prior to building construction, Bushfire Attack Level (BAL) ratings may be reassessed for individual lots.

Quiet House Design Package

7. Lots 15 & 16 shown on this LDP require Quiet House Design Package B to the first floor only. Lots 13 and 14 shown on this LDP require Quiet House Design Package A to the first floor only. Standard construction applies to the ground floor. Dwellings proposing a first floor are to be constructed in accordance with the Hesperia Subdivision Traffic Noise Assessment (Herring Storer, May 2020).

Boundary walls

8. Boundary walls are permitted to both side boundaries, between the front and rear setback, as denoted on the plan. Boundary walls shall have no maximum length restrictions.

Dwelling Orientation

9. Dwellings shall orientate as denoted on the plan as the primary entrance to the dwelling.
10. Dwellings shall have at least one major opening from a habitable room fronting the primary street and secondary street for corner lots.
11. The major opening shall be located as not to be obstructed by solid portions of fencing.

Built Form

12. Minor projections (e.g. porch, verandah, blade wall) are permitted forward of the building line. Setback minimum 1.0m as measured from the front property boundary, as denoted on the plan.

Fencing

13. Primary street fencing is permitted to be maximum height of 1.8m with piers and visually permeable above 1.2m in height.
14. Primary street fencing shall wrap around the truncation for minimum 3.0m of the secondary street boundary.
15. Secondary street fencing is permitted to be solid to 1.8m.

Non-Residential

16. Development Application's (DA) for non-residential land uses shall include an Acoustic Report to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997. The Acoustic Report shall be prepared by an acoustic consultant to the satisfaction of the City.
17. Built form associated with non-residential land uses is to comply with the relevant LDP, R-Codes and R-MD standards for residential development (i.e. setbacks, building heights, visual privacy, open space, street surveillance). "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, stairwells, laundries).

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



Patricia Wojcik

DELEGATED OFFICER, STATUTORY PLANNING

Date 17 December 2020

CoS Ref. LDP/34/2020

CADASTRAL INFORMATION

SOURCE: VERBS
YYMMDD: 191203
DWG REF: 4914279-STC-HesperiaDV-2940518
PROJECTION: PCG84



great places

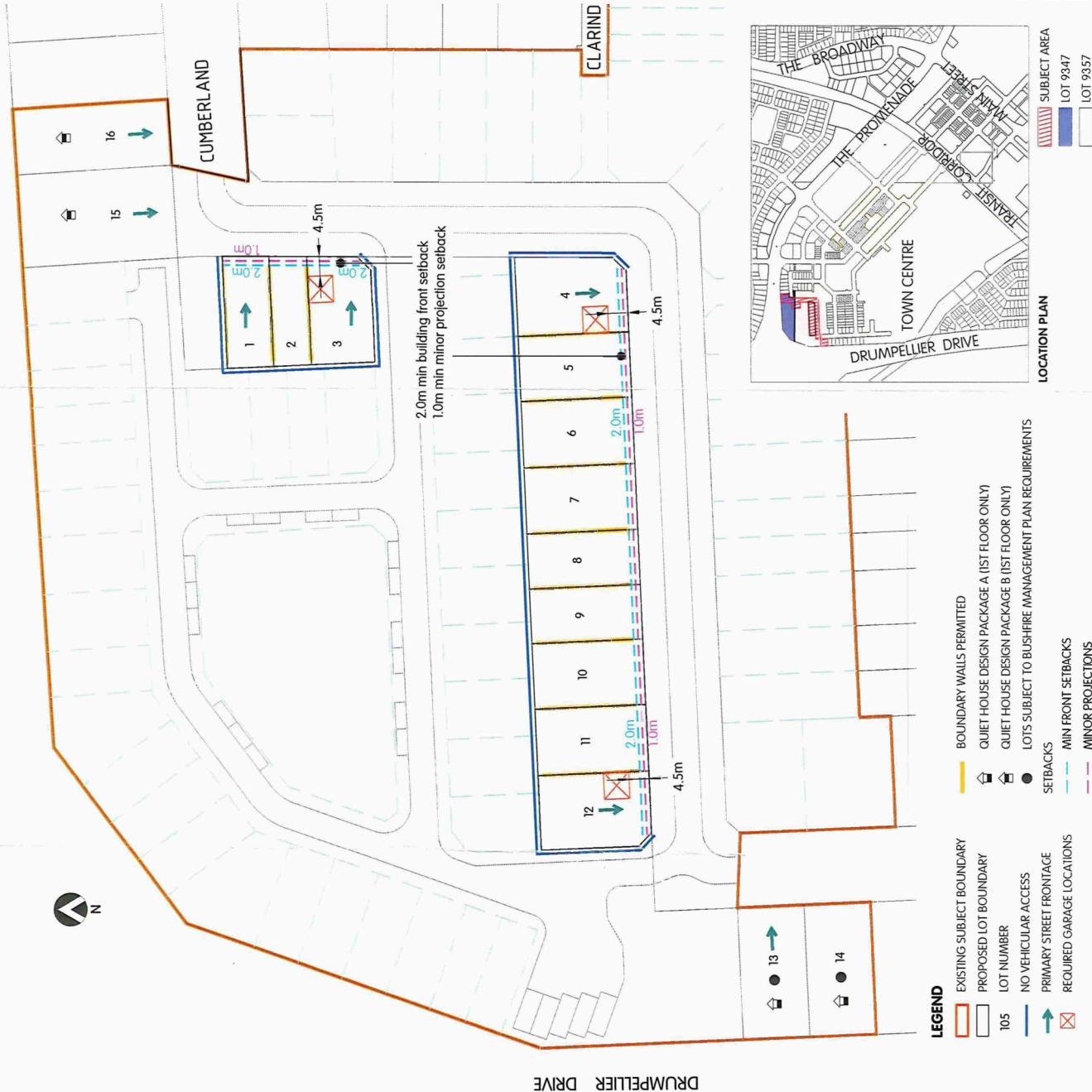
0 metres 0 20 40 80 120 160 200 240 280 320 360 400 440 480 520 560 600 640 680 720 760 800 840 880 920 960 1000

SIZE AS 1:1000

REV	DESCRIPTION	YYMMDD	DRAWN	APPROVED
F	MODS TO QUIET HOUSE ICONS	201216	SB	EVOL
E	MODS TO TEXT	201216	SB	EVOL
D	REVISED PLAN - ADD LOT NO	201111	SB	EVOL
C	ADD LOTS & PROVISION TXT	201029	SB	EVOL

LOCAL DEVELOPMENT PLAN - STAGE 5A & 5B
Lot 9347 and Lot 9357 Drumpellier Drive, Ellenbrook
City of Swan
REF NO. DRAW NO. REV.
EJV TWC RDI 362 F

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



LOCATION PLAN

SUBJECT AREA
LOT 9347
LOT 9357