

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-IP-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. Refuse storage areas shall be screened from the laneway and road.

Car Parking and Access

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

Built Form

8. 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.

9. 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).

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

SETBACKS

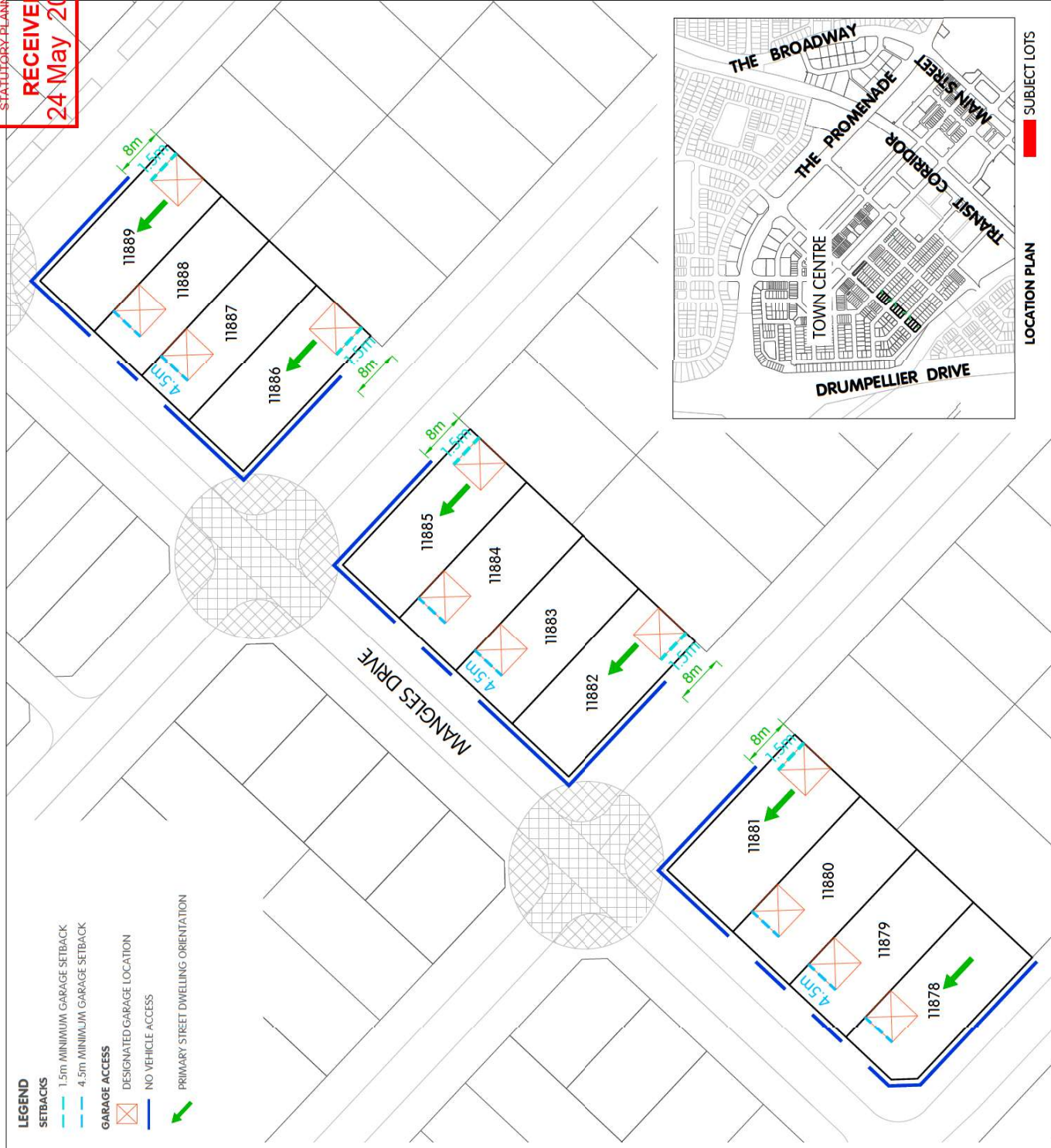
- 1.5m MINIMUM GARAGE SETBACK
- 4.5m MINIMUM GARAGE SETBACK

GARAGE ACCESS

- DESIGNATED GARAGE LOCATION
- NO VEHICLE ACCESS

PRIMARY STREET DWELLING ORIENTATION

CITY OF SWAN
STATUTORY PLANNING
RECEIVED
24 May 2022



LOCATION PLAN

SUBJECT LOTS

CADASTRAL INFORMATION
SOURCE: VERB (WHELAN)
YMWMD: 200120
DWG REF: town_centre-200120-trumpg84
PROJECTION: PCG84
SOURCE: NA
YMWMD: NA

HATCH | RobertsDay

SIZE A3 1:750
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
metres

LOCAL DEVELOPMENT PLAN - HESPERIA STAGE 4C
Lots 11878-11889 Mangles Drive
Ellenbrook Town Centre,
City of Swan
REF NO. DRAW NO. REV.
EJV TWC RDT 433 D

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