



**LEGEND**

- Area 3 LDP Boundary
- Residential R20
- Residential R30
- Public Purposes - Drainage
- >BAL-29 Area
- Designated Garage Location
- ➔ Indicative Crossover Location
- Indicative Street Trees
- Existing Trees to be Retained
- ANEF 20-25 Contour
- Orientation Frontage

**RESIDENTIAL DESIGN CODE VARIATIONS**

**Residential R20**

The development standards applicable to R20 under *State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes)* apply to lots designated a density code of R20 in this LDP with the exception of:

- 1. Garages (Lots 121 - 132 and Lots 134 - 139. This provision is subject to endorsement by City of Swan)**  
A variation to Clause 5.2.1 Setbacks of garages and carports, Deemed-to-comply C1.3 applies to these lots. The variation requires garages or carports be setback 0.5m from the boundary.
- 2. Front Setback (Lots less than 540m<sup>2</sup>. This provision is subject to endorsement by City of Swan)**  
A variation to Clause 5.1.2 Street Boundary Setback, Deemed-to-comply C2.1(i) applies to the subject lots. The variation permits a 4m setback to the front boundary.  
**Front Setback (Lots 134-139. This provision is subject to endorsement by City of Swan)**  
A variation to Clause 5.1.2 Street Boundary Setback, Deemed-to-comply C2.1(i) applies to the subject lots. The variation permits a 2m setback to the front boundary.
- 3. Open Space (Lots less than 540m<sup>2</sup>. This provision is subject to endorsement by WAPC)**  
A variation to Clause 5.1.4 Open Space, Deemed to Comply C4 applies to the subject lots. The variation permits a minimum of 45% of the lot size to be provided as Open Space.  
**Open Space (Lots 134-139. This provision is subject to endorsement by WAPC)**  
A variation to Clause 5.1.4 Open Space, deemed-to-comply C4 applies to Lots 134-139. The variation permits an Outdoor Living Area (OLA) of 10% of the lot size or 20m<sup>2</sup>, whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension. No other R-Codes site standards apply.
- 4. Boundary Setback (Lots 187-188, 180-182. This provision is subject to endorsement by City of Swan)**  
A variation to Clause 5.1.3 Lot Boundary Setback, Deemed-to-comply C3.2(ii) applies to the subject lots. The variation permits a nil setback to both side boundaries for a wall 3.5m or less in height, subject to a maximum length of 2/3 of the length of the boundary behind the street setback to one side boundary, and a maximum of 1/3 of the length of the boundary behind the street setback to the second side boundary.
- 5. Garages (lots with street frontage 12m or less being Lots 162, 180-182, 187-189. This provision is subject to endorsement by City of Swan)**  
A variation to Clause 5.2.1 Setbacks of garages and carports, Deemed-to-comply C1.1 to C1.5 and Clause 5.2.2 Garage width, Deemed-to-comply C2 applies to the subject lots. The variation permits a double garage, to a maximum width of 6m as viewed from the street, subject to:
  - Garage setback a minimum of 0.5m behind the building alignment;
  - A major opening to a habitable room directly facing the primary street;
  - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
  - No vehicular crossover wider than 4.5m where it meets the street.
  - Lots with a frontage less than 10.5m or not compliant with above require single or tandem.

**Residential R30**

The development standards applicable to R-MD-R30 under the *City of Swan Local Planning Policy: Variation to deemed-to-comply requirements of the R-Codes Medium Density Single House Development Standards (POL-LP-011)* apply to lots designated Residential R30 in this LDP.

**Tree Protection Provisions**

Retained trees, as shown on the LDP map are identified indicatively. Tree retention and new tree planting is to support the protection of significant biodiversity values, the consolidation of fauna habitat and ecological linkages and the achievement of an urban canopy coverage across Area 3.

Best practice shall be implemented during subdivision and development stages to retain the trees identified on the LDP map. Factors that may mitigate retention include natural attrition, unintended impacts of servicing requirements, bushfire risk management, public safety and subdivision design or development requirements.

An Arborist Report shall be prepared to confirm tree Structure Root Zones (SRZ) and Tree Protection Zones (TPZ) in accordance with Australian Standards. This applies to lots 258 and 274.

**General**

Minor variations to the requirements of this LDP may be approved by the City of Swan. Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No.17.

**Bushfire Planning Provisions**

Residential Dwellings are not to be sited within the Bal-29 area as identified on this LDP.

**DEVELOPMENT PROVISIONS**

- 1. Quiet House Design**  
The lots are situated in the vicinity of Perth Airport and may experience aircraft noise nuisance. Noise exposure levels are likely to increase in the future. It is suggested that landowners consider incorporating the following noise insulation in the construction of dwellings in accordance with the approved Noise Management Plan to reduce aircraft noise, however this is not mandatory:
  - a) All external glazing to be minimum 6mm thick;
  - b) External windows to habitable rooms be fixed or awning style;
  - c) External sliding doors, bi-fold doors or similar to be fitted with acoustic seals; and
  - d) Timber entry door or timber door to habitable rooms to be minimum 35mm thick, solid timber core with full perimeter acoustic seals.
- 2. Crossovers and Garages**
  - a) Indicative crossover and designated garage locations apply to Lots as shown on the LDP map.
  - b) On Lots with an indicative building envelope shown, the garage is to be located within the building envelope area.
  - c) Garages on neighbouring lots are to be co-located where possible to promote visual diversity.

**SUMMARY OF AMENDMENTS**

No	Summary of Amendment	Date Endorsed
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