

LOCAL DEVELOPMENT PLAN - RIVERMARK AREA 3 SUBDIVISION (R20 - R30 LOTS)



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. Front Setback

(a) 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.

2. Open Space

(a) 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.

3. Garages (Lot with street frontage of 12m or less: Lot 162)

(a) A variation to Clause 5.2.2 Garage width, Deemed-to-comply C4 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; and
- An entry feature consisting of a porch or veranda with a minimum depth of 1.2m.

4. Outdoor Living Areas

(a) A variation to Clause 5.3.1 Outdoor Living Areas, Deemed-to-comply C1.1(i) applies to the subject lots. The variation permits a minimum outdoor living area of 35sqm.

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.

DEVELOPMENT PROVISIONS

1. Quiet House Design

(a) 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:

- Walls to achieve Rw+Ctr 45 construction;
- Roof/ceiling to achieve Rw+Ctr 35 construction;
- All external glazing to be minimum 6mm thick;
- External windows to habitable rooms be fixed or awning style with acoustic seals;
- External sliding doors, bi-fold doors or similar to be fitted with acoustic seals;
- Timber entry door or timber door to habitable rooms to be minimum 35mm thick, solid timber core with full perimeter acoustic seals; and
- Air-conditioning recommended with fresh air intakes to allow windows to be closed.

2. Crossovers and Garages

- (a) Designated crossover and garage locations apply to Lots as shown on the LDP map.
- (b) Garages on neighbouring lots are to be co-located where possible to promote visual diversity.

This plan has been approved by the City of Swan on the _____ in accordance with Schedule 2, Part 6, Clause 52 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Authorised officer _____

SUMMARY OF AMENDMENTS

No	Summary of Amendment	Date Endorsed
A		
B		



Date: 18 Nov 2024 Scale: NTS @ A4
 File: 21-742 LDP1-4 - Staff: LC
 Revision: B 28.11.24

Checked: MR

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