

Our Ref: LDP/2/2023

WAPC: 161096

21 July 2023

Hatch Roberts Day
Level Two 442 Murray St
PERTH WA 6000

Dear Sir

LOCAL DEVELOPMENT PLAN – LOT 9385 THE PARKWAY, ELLENBROOK WA 6069 -

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9385 The Parkway, ELLENBROOK WA 6069, I advise that the revised Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

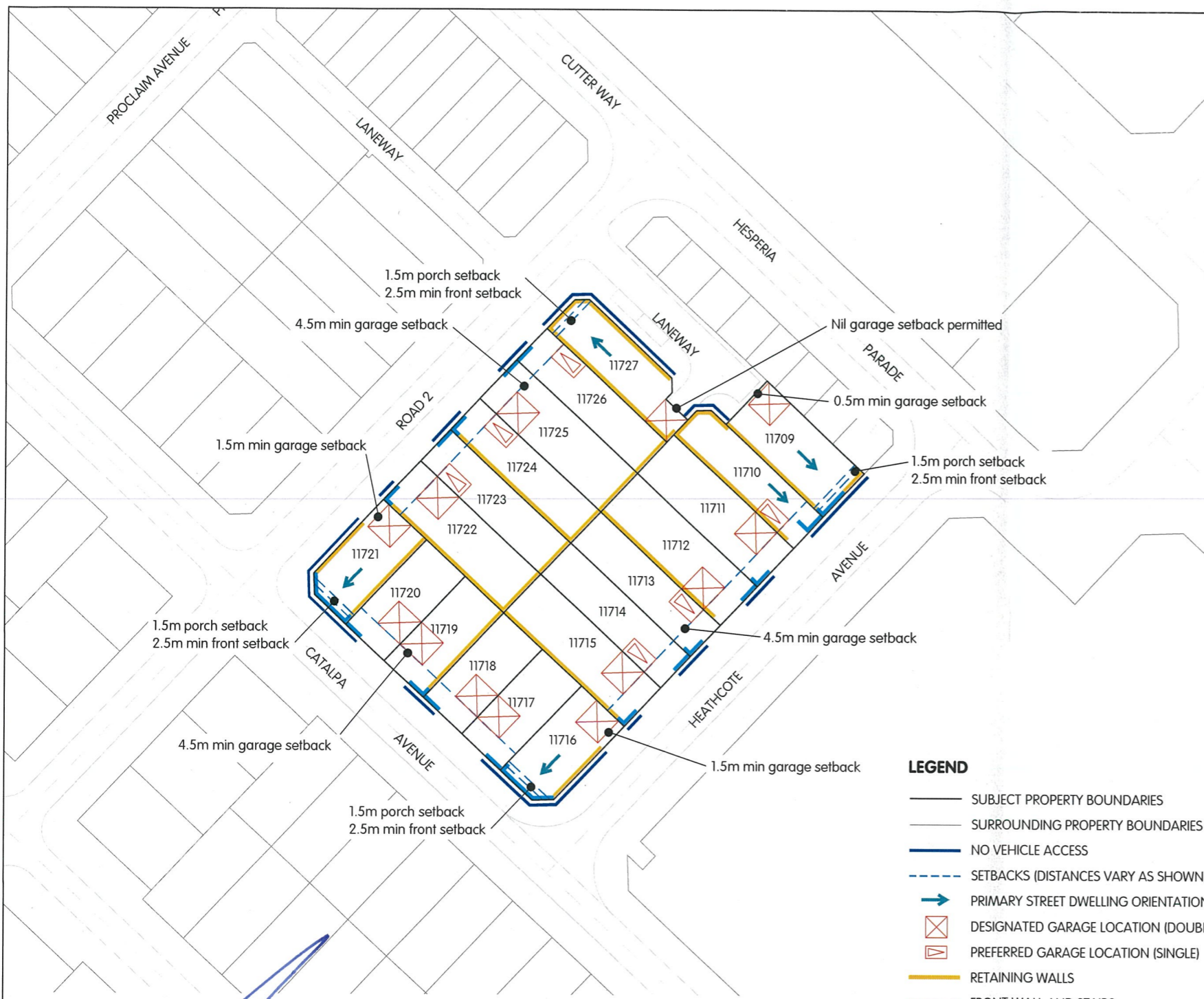
Should you have any queries regarding this matter, please do not hesitate to contact Hillary Grulke on 08 9278 9601.

Yours faithfully



Philip Russell
Manager
STATUTORY PLANNING





- LEGEND**
- SUBJECT PROPERTY BOUNDARIES
 - SURROUNDING PROPERTY BOUNDARIES
 - NO VEHICLE ACCESS
 - - - SETBACKS (DISTANCES VARY AS SHOWN)
 - ➔ PRIMARY STREET DWELLING ORIENTATION
 - ⊠ DESIGNATED GARAGE LOCATION (DOUBLE)
 - ⊞ PREFERRED GARAGE LOCATION (SINGLE)
 - RETAINING WALLS
 - FRONT WALL AND STAIRS

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

Principal Planner/
Co-coordinator Statutory Planning

Date 19/7/23 CoS Ref: LDP 2/2023

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

The 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-LP-11) are varied as shown on this plan.
3. The requirements of the R-Codes, RMD Codes and 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.

Bin Pads / Bin Storage Areas : Provision 6 and 7 Apply to Lot 11709 and Lot 11727 ONLY

6. Bin Storage Areas for non-collection days only: An alcove/recess area should be located within each lot, preferably towards the rear, for the storage of bins on non-collection days.
7. Bin Pads for collection days only: Each lot will have its own designated bin pad area, where bins will be placed on collection days, located along Heathcote Avenue and Road 2, in a position that is accessible to the City's waste disposal vehicles.

Car Parking and Access

8. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
9. As depicted on the accompanying plan, development on lots 8.5m wide is to be single storey only. Garages associated with single storey dwellings shall not exceed 3.5m in width.
10. As depicted on the accompanying plan, a double garage is permitted for dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.

Built Form

11. A portico, verandah, balcony, associated columns/ piers and/or first floor building envelope may project into the front setback area with no maximum width up to a minimum 0.5m setback (Subject to engineering and servicing constraints).
12. Each dwelling facade facing a laneway shall include at least one major opening allowing surveillance to the laneway.
13. 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.

14. Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing that the boundary wall is behind the setback line. There is no maximum length restrictions for boundary walls, and building heights (including boundary walls) shall comply with Table 3 (Category B) of the Residential Design Codes.
15. Lots on this Local Development Plan are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.



CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 221124
DWG REF: Ellenbrook town_centre-221124-trunpcg84
PROJECTION: PCG84
AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



LOCAL DEVELOPMENT PLAN - DRUMMOND STAGE 5B
ELLENBROOK TOWN CENTRE
City of Swan

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
F	PROVISION 10 ADDED	230710	SB	KB
E	RET WALL + TEXT MODS	230629	SB	TT
D	CARPARK TEXT MODS	230518	SB	KB
C	MODIFICATIONS	221219	TG	NT

REF NO. **EJV TWC** DRAW NO. **RD1 398** REV. **F**