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Our Ref: LDP/4/2024

25 July 2024

Hatch Roberts Day
Level Two 442 Murray St
PERTH WA 6000

Mail to: finn.griecohazewinkel@hatch.com

Dear Sir

**LOCAL DEVELOPMENT PLAN – WAPC 164369 - LOT 9394 CATALPA AVENUE,
ELLENBROOK WA 6069 -**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9394 Catalpa Avenue, 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.

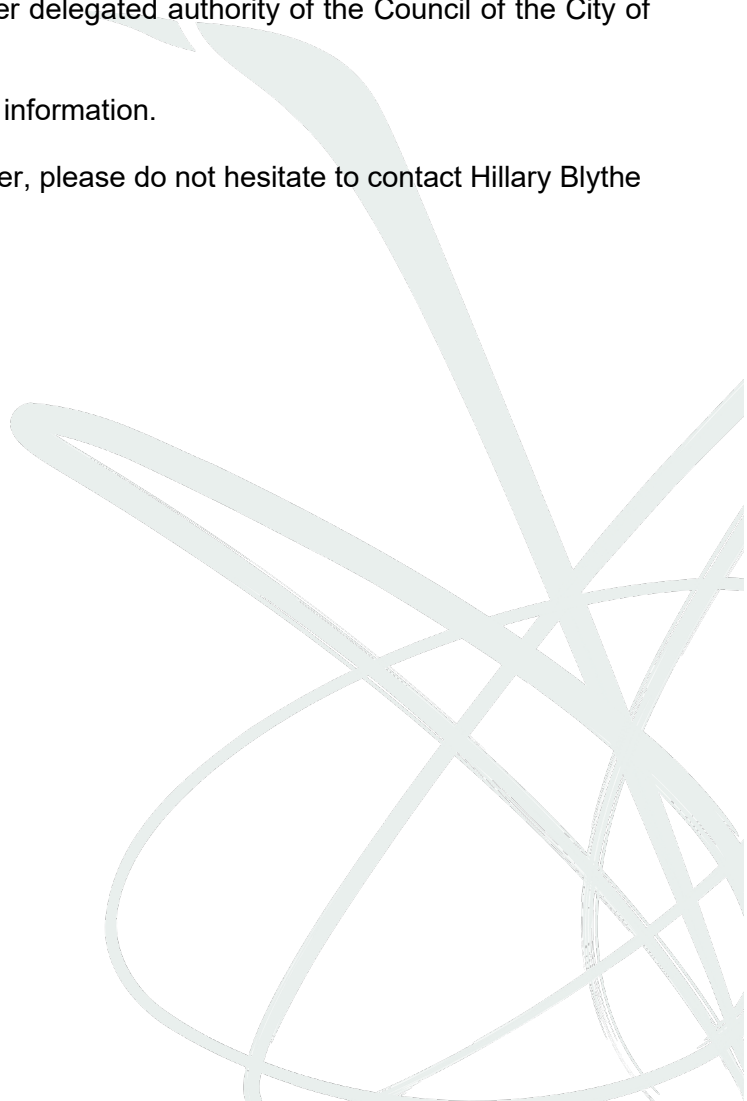
A copy of the approved plan is enclosed for your information.

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

Yours faithfully

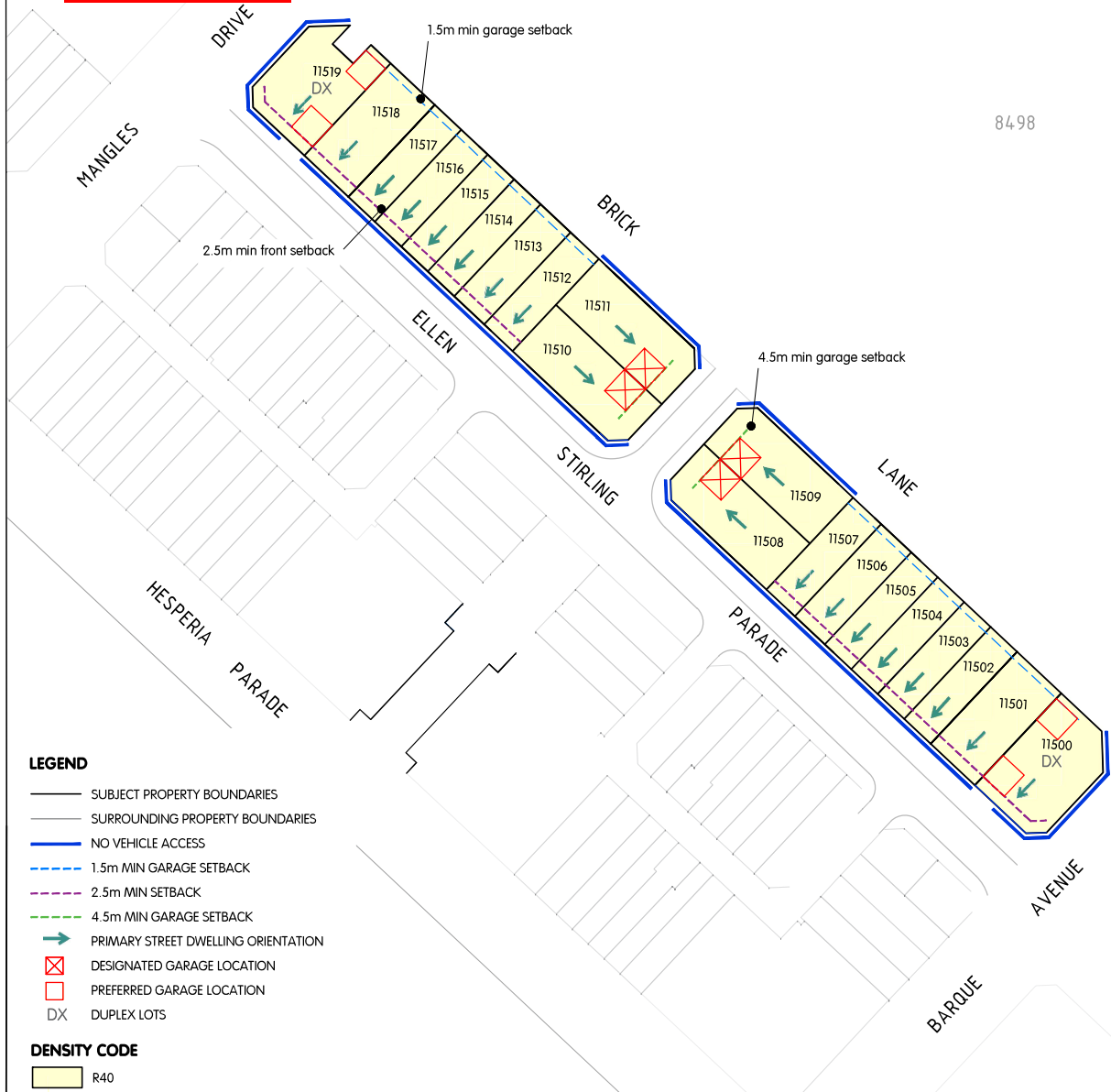
Jonathan Lendich
Senior Planner
STATUTORY PLANNING

Enc.





CITY OF SWAN
RECEIVED
 5 July 2024



- LEGEND**
- SUBJECT PROPERTY BOUNDARIES
 - SURROUNDING PROPERTY BOUNDARIES
 - NO VEHICLE ACCESS
 - - - 1.5m MIN GARAGE SETBACK
 - - - 2.5m MIN SETBACK
 - - - 4.5m MIN GARAGE SETBACK
 - PRIMARY STREET DWELLING ORIENTATION
 - ⊠ DESIGNATED GARAGE LOCATION
 - PREFERRED GARAGE LOCATION
 - DX DUPLEX LOTS

DENSITY CODE
 R40

8498

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-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.

Storage and Refuse

6. Refuse storage areas shall be screened from the secondary road.
7. A designated bin pad area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gutters and built form.

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. For front loaded lots a double garage is permitted for single or double storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.

Built Form

10. 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.
11. 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 spaces, street surveillance).
12. Lots that side onto Brick Lane require a habitable room window facing the laneway for surveillance.

CITY OF SWAN
APPROVED LOCAL DEVELOPMENT PLAN
 This plan relates to the approval to commence development dated:
 25 Jul 2024
 No.: 1 of 1
 Ref.: LDP/4/2024

 Jonathan Lendich
DELEGATED OFFICER STATUTORY PLANNING

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:



CADASTRAL INFORMATION
 SOURCE: VERIS/LANDGATE
 YYMMDD: 220629
 DWG REF: town_centre-220629-mga94z50
 PROJECTION: PCG84



G	GARAGE LOCATIONS	240704	TG	TT
F	VEHICLE ACCESS	240522	FGH	TT
E	EDIT TEXT ADD BINPADS	240517	FGH	TT
D	GARAGE LOCATION	240412	FGH	TT
C	THIRD ISSUE	240325	FGH	TT
B	SECOND ISSUE	240322	FGH	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD

LOCAL DEVELOPMENT PLAN - DRUMMOND STAGE 1B

ELLENBROOK TOWN CENTRE
 City of Swan

REF NO. **EJV TWC** DRAW NO. **RD1 455** REV. **G**

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