

Our Ref: LDP/24/2022  
Fax: 9267 9444  
Web Address: [www.cityofswan.com](http://www.cityofswan.com)



17 February 2023

Hatch Roberts Day  
Level Two 442 Murray St  
PERTH WA 6000

**Enquiries (08) 9267 9267**  
2 Midland Square, Midland  
PO Box 196, Midland WA 6936

 [cityofswan](https://www.facebook.com/cityofswan)  
 [cityofswanwa](https://www.instagram.com/cityofswanwa)  
[www.swan.wa.gov.au](http://www.swan.wa.gov.au)

Dear Sir

**LOCAL DEVELOPMENT PLAN – LOT 9377 THE PROMENADE, ELLENBROOK WA 6069**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9377 The Promenade, 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 Laura O'Shea on 08 9278 9635.

Chris Fudge  
**Coordinator, Development Assessment & Appeals – Area B  
STATUTORY PLANNING**

**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-1P-1) 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).
8. For Lots 8.5m wide lots, garages on single storey dwellings shall not exceed 3.5 metres in width. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5 metres in width.

**Built Form**

9. 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.
10. 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, stairwells, laundries).

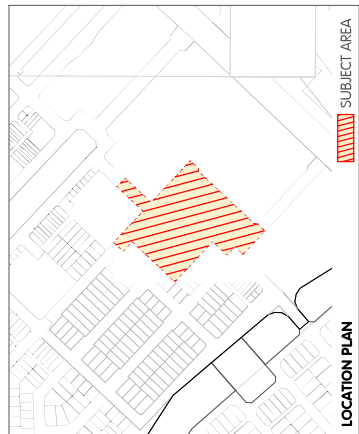
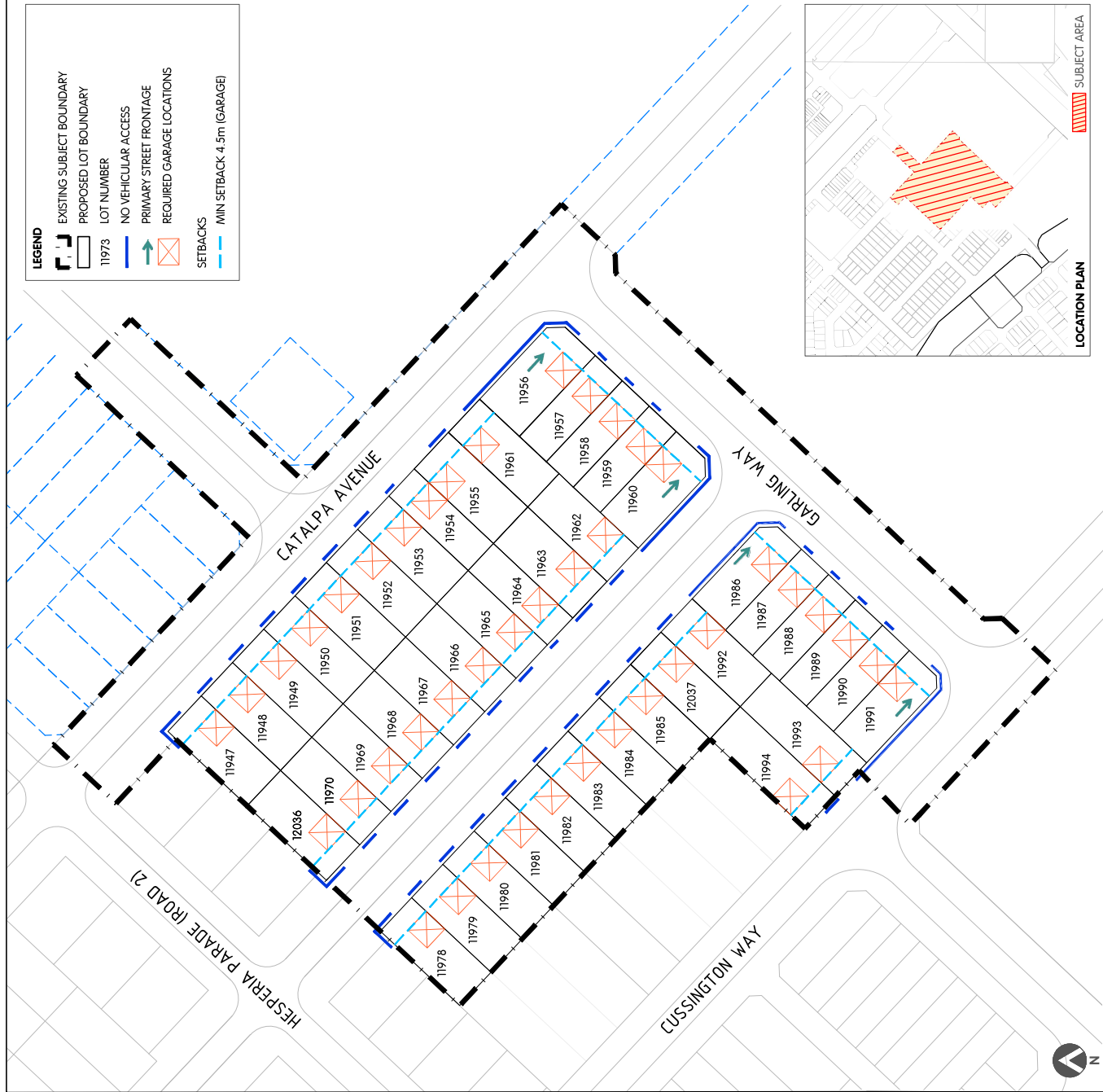
The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

*[Signature]*  
Principal Planner/ Co-ordinator Statutory Planning

Date 17 February 2023 LDP-24/2022  
CoS Ref: .....

**LEGEND**

- EXISTING SUBJECT BOUNDARY
- PROPOSED LOT BOUNDARY
- 11973 LOT NUMBER
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- REQUIRED GARAGE LOCATIONS
- SETBACKS
- MIN SETBACK 4.5m (GARAGE)



**HATCH** | **RobertsDay**

0 metres 0 20 40 80 160

SIZE A3 1:1000

0 20 40 80 160

0 metres

**CADASTRAL INFORMATION**  
SOURCE: VERIS/LANDCATE  
YYMDD: 210118  
DWG REF: gp414279-5TC-HesperiaRDV-2940508  
PROJECTION: PCGS4

**AERIAL PHOTOGRAPHY**  
SOURCE: NA  
YYMDD: NA



LDP - HESPERIA STAGE 7  
**TOWN CENTRE**  
City of Swan

REV. NO. DRAW NO. REV. D  
EJV TWC RDI 399 D

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