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Our Ref: LDP/8/2024

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 162958 - LOT 9401 CATALPA AVENUE, ELLENBROOK WA 6069

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9401 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.

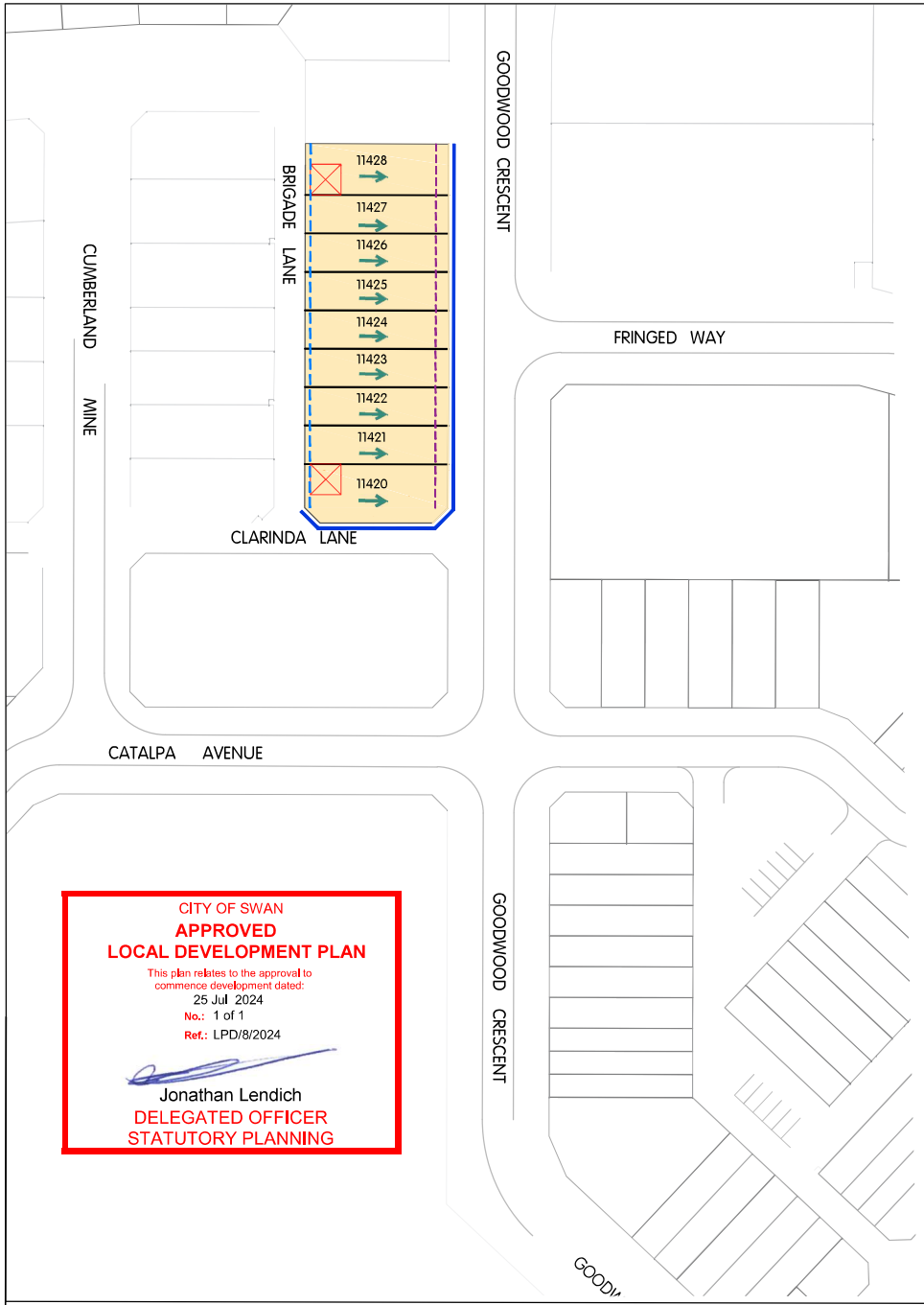
A copy of the approved plan is enclosed for your information.

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

Yours faithfully

Jonathan Lendich
Acting Coordinator, Development Assessment & Appeals – Area A
STATUTORY PLANNING

Enc.



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.: LPD/8/2024
Jonathan Lendich
DELEGATED OFFICER
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-LP-11) 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. An alcove/ recess bin pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
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.
8. Refuse/ storage areas (other than bin pads as described above in 7) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.

Car Parking and Access

9. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
10. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and laneway. The crossover does not exceed 4.5m in width
11. A double garage (6m wide) is permitted for single storey dwellings provided a habitable room overlooks the streetscape and the crossover does not exceed 4.5m in width.

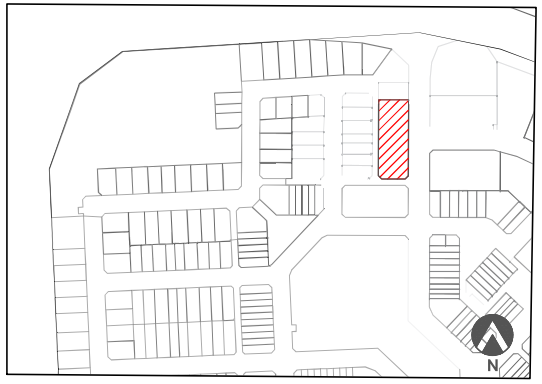
Built Form

12. 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.

13. 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).
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.



LOCATION PLAN - EXISTING LOTS SUBJECT SITE

LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- 1.0m MIN GARAGE SETBACK
- 2.5m MIN SETBACK
- PRIMARY STREET DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION

DENSITY CODE

- R40

ellenbrook
a full life

HATCH

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

SIZE A3_1:1000
0 metres 10 20 30 40 50

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
A	FIRST ISSUE	241004	FGH	TT

LOCAL DEVELOPMENT PLAN
HESPERIA STAGE 1A
LOT 9375 & 9377 GOODWOOD CRESCENT, TOWN CENTRE
City of Swan

REF NO.	DRAW NO.	REV.
EJV TWC	**RD1 718**	**A**

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

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