LOCAL DEVELOPMENT PLAN PROVISIONS:

Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Swan Local Planning Scheme No. 17, the Residential Design Codes, POL-LP-11 Variation To Deemed To Comply Requirements of the R-Codes - Medium Density Single House Development Standards (R-MD Codes) and/or the Village 7B Annie's Landing Local Structure Plan (DP-18), where relevant.

The residential density codes are as per the applicable endorsed Development Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the R-Codes and POL-LP-11 apply to lots subject of this LDP.

1. Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.
2. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
3. Lots 10563-10579 and Lots 10581-10585 must provide a 1.5m x 1.5m bin pad storage area at the rear of the property. Bin pads must be screened from view from the laneway.



LOCATION PLAN

LEGEND

SETBACKS

- 4.5m MINIMUM FRONT GARAGE SETBACK
- 2.0m MINIMUM FRONT SETBACK
- 1.5m MINIMUM LANEWAY GARAGE SETBACK

GARAGE ACCESS

- PREFERRED GARAGE LOCATION
- NO VEHICLE ACCESS
- BUILDING ORIENTATION TO PRIMARY STREET
- NO HABITABLE DWELLING PERMITTED

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN
The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

Patricia Woicik
Principal Planner/ Co-ordinator Statutory Planning
DELEGATED OFFICER
STATUTORY PLANNING

Reference No.: LDP/7/2022
Approval Date: 12 Aug 2022
Expiration Date: 12 August 2032
(unless revoked earlier)

Date .....

CoS Ref: .....

CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 200203
DWG REF: annie-200203-trun_pcg84
PROJECTION: PCG84

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay

SIZE A3 1:1250

0 metres 12.5 25 37.5 50 62.5

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
E	REMOVE LOTS 10557, 10558, 10561, 10562	220801	TD	TT
D	CITY COMMENTS - VEHICLE ACCESS	220630	TD	TT
C	4.5m SETBACK ADDED - POS FACING WEST	220509	SB	TT
B	AS PER CLIENT 23.04.2022	220426	SB	TT
A	BASE EJV VL7B RD1 328B	200330	SB	DRAFT

LOCAL DEVELOPMENT PLAN - STAGE 24
Lot 9330 Maralla Road, Ellenbrook
City of Swan

REF NO.	DRAW NO.	REV.
EJV VL7B	**RD1 430**	**E**

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

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