

PERTH DARWIN HIGH

BRADSHAW CRESCENT

RODSTAND CIRCUIT

PARKWAY

ELMRIDGE

ELMRIDGE PARKWAY

STARKE TURN

15m ROAD RESERVE

16m ROAD RESERVE

17m Asset Protection Zone

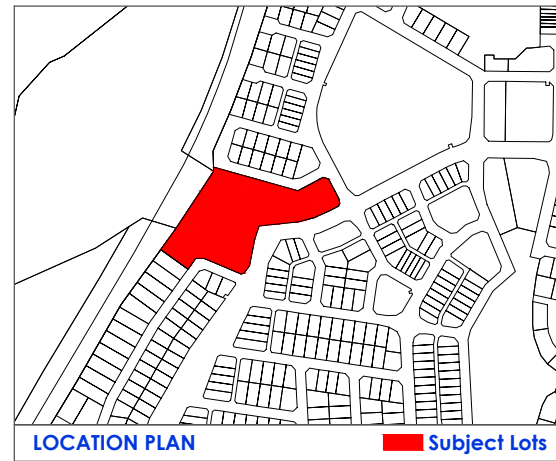
- LEGEND**
- Subject Property Boundaries
  - Surrounding Property Boundaries
  - No Vehicle Access
  - Dwelling Orientation
  - - - Asset Protection Zone (See Note 1)
  - Quiet House Design Requirement (See Note 2)
  - R30 Density Code

**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 and the Malvern Springs Development Plan (DP006).

Unless otherwise varied on this LDP, the relevant density provisions of the Residential Design Codes apply to all lots subject to this LDP.

1. No buildings or structures that require a Building Permit (excluding swimming pools) are to be constructed in the Asset Protection Zone.
2. Quiet House Design Requirement (Package 'A') as per Herring Storer Acoustic Report (July 2015) forming Appendix I to DP006.
3. The Residential Density Code is annotated on each lot.
4. The requirements of the R-Codes are varied as shown on Plan 1.
5. Consultation with adjoining landowners to achieve a variation of the R-Codes, in accordance with the approved Local Development Plan (LDP), is not required.
6. The requirements of the R-Codes and the Scheme shall be satisfied in all other matters.
7. Building envelopes are subject to the constraints of retaining walls, access and services. The landowner should consult their building or structural engineering where necessary.
8. For group housing Lots 7245 and 7246, bin pads are to be located along Rodstand Circuit and provide room for the number of bins in accordance with the City of Swan Waste Management Operational Guidelines. Bin pads shall be located so as not to obstruct any driveway.
9. The subject lots are subject to an approved Bushfire Management Plan (Stage 19 - Ellenbrook (Malvern Springs), Strategen, July 2016, available from the City or the developer). Bushfire Attack Level (BAL) ratings shown on Plan 1 were determined under the approved Bushfire Management Plan.
10. Minor variation to the requirements of the R-Codes and this LDP may be approved by the City of Swan.



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

Principal Planner/ Co-ordinator Statutory Planning

Date ..... CoS Ref: .....



**CADASTRAL INFORMATION**  
 SOURCE: WHELANS  
 YYMMDD: 150812  
 DWG REF: 150812-TRUN\_PCG84  
 PROJECTION: PCG 84

SIZE A3

1:750

**DRAFT**

A BASE PLAN RD1 404A  
 REV DESCRIPTION 161124 YYMMDD HH DRAWN RD APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 19A, VILLAGE 6  
**Lots 9280, Malvern Springs, Ellenbrook**  
 City of Swan

REF NO. **EJV VL6** DRAW NO. **RD1 405** REV. **A**