



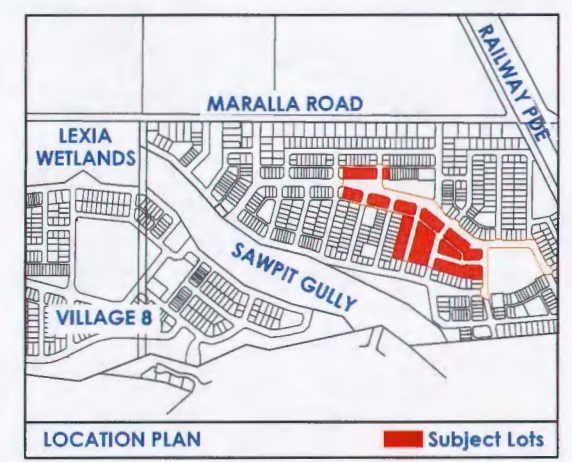
The District Town Planning Scheme and R-Codes are varied in the following manner:

- The R-Code for each lot is as per the prevailing Density Sites Plan, indicated here for ease of reference
- The requirements of the R-Codes are varied as shown on the plan.
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining landowners to achieve a variation of the R-Codes, in accordance with the approved Local Development Plan, is not required.
- There is no average front setback requirement for all lots subject of this Local Development Plan.
- Building envelopes are subject to the constraints of retaining wall, access and services. The landowner is to consult their builder or structural engineer where necessary.
- Lot 10555 must provide at least one major opening oriented towards the POS.
- For all lots shown on the plan, except Lot 10293, the following open space provisions apply:
 - All lots must provide an outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area;
 - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas;
 - The OLA may have a minimum dimension of 3.0m; and
 - No other R-Codes site cover standards apply.
- A verandah may project not more than one meter into the front setback area subject to constraints of retaining wall, access, and services. There is no limit to the width of this porch or verandah in relation to the width of the property provided that it meets side setback requirements.
- On laneway lots a bin pad (minimum 1.5m wide x 1.0m deep) shall be provided at nil setback from the laneway. Bin pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the line designated bin pad area.
- For Grouped Housing lots (Lots 10151 and 10519) bin pads are to be located along the laneway and to provide room for the number of bins accordance with the City of Swan Waste Management Operational Guidelines (2014). Bin pads shall be sited so as not to obstruct any driveway.
- For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
- Lots subject of this LDP are subject to an approved Bushfire Management Plan. Bushfire Attack Level (BAL) ratings shown were determined under the approved Bushfire Management Plan (York Gum Services, April 2013, available from the City or the developer). In addition to the requirements of AS3959, this plan includes additional controls, including provisions for air conditioners and roof ventilators.
- Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.

ADVICE NOTE: While site cover variations are permitted as above, please note that stormwater disposal must comply with city specifications. It is noted that soakwells will need to achieve 1.8m separation from buildings and boundaries.

- LEGEND**
- Subject Property Boundaries
 - Surrounding Property Boundaries
 - - - Setbacks (distances vary as shown)
 - No Vehicle Access
 - ~ Development Frontage
 - + Bushfire attack level 12.5 (Houses must comply with section 6.2.2 of the Bushfire Management Plan)
 - ☒ Designated garage location
 - R30** Density Code

ADVICE NOTE: Bushfire Attack Level (BAL) ratings shown were determined under the approved Bushfire Management Plan (York Gum Services, April 2013, available from the City or the developer). Note that a registered building surveyor has discretion to request a new BAL assessment where they are of the opinion that site conditions have since changed or where they consider there may have been errors in the original BAL contour map or BAL assessment.



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

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

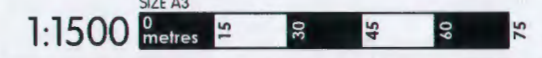
Date 17/3/2016 CoS Ref: DAP-306



CITY OF SWAN
10 MAR 2016
RECEIVED

REVISED PLAN

CADASTRAL INFORMATION
SOURCE: WHELANS
YYMMDD: 150812
DWG REF: 150812-TRUN_PCG84
PROJECTION: PCG 84



LOCAL DEVELOPMENT PLAN - STAGE 16, VILLAGE 8			
Lots 10129-10131, 10143-10159, 10271-10282, 10287-10306, 10316-10322, 10339-10343, 10519-10527, 10555, 10556			
Annie's Landing, Ellenbrook			
City of Swan			
REF NO.	DRAW NO.	REV.	
EJV VL7B	RD1 421	G	