



PLAN 1



Location Plan (scale 1:20,000) ■ Stage 9 LDP Location

Local Development Plan R-Code Standards

The standards in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No 17 (LPS 17). The requirements of the R-Codes and LPS 17 shall be satisfied in all other matters.

1. Consultation with adjoining and/or nearby landowners to achieve a variation to the R-Codes, in accordance with the provisions of this LDP will not be required.
2. There is no average front setback requirement for all lots subject to this LDP.
3. Building envelopes are subject to the constraints of retaining walls, access and services. The landowner is to consult their builder or structural engineer where necessary.
4. A verandah (subject to the Building Code of Australia) may project not more than one metre into the front setback area. Subject to constraints of retaining wall, access and services.
5. For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
6. Vehicle turning to comply with Australian Standards AS2890 to allow vehicles to exit the lot in a forward gear.

LEGEND

- Lot Boundary
- No Vehicle Access
- Dwelling Orientation
- Dwelling Setbacks
- Driveway/ Shared Access Easement
- Designated Garage Location
- Nil Setback

The development guidelines as shown have been adopted by Council and signed by the Delegated Authority.

[Signature]
Principal Planner / Co-ordinator Statutory Planning

Date: 27 FEB 2018 CoS Ref: LDP/31/2017

CADASTRAL INFORMATION
SOURCE: WHELANS
YYMWD: 131017
DWO REF: wobum-131017
PROJECTION: PG084

AERIAL PHOTOGRAPHY
SOURCE: YYMWD



REV	DESCRIPTION	YYMWD	DRAWN	APPROV
D	DRIVEWAY LENGTH UPDATED	190223	HH	EV
C	VARIOUS UPDATES	180236	HH	EV
B	UPDATED SETBACKS	171109	HH	EH
A	BASE PLAN EAV/VN RD1:3658	171024	HH	EH

LOCAL DEVELOPMENT PLAN - VILLAGE 7A, STAGE 9
Lot 9519 Banrock Drive, Ellenbrook
City of Swan

REF NO. EJV VL7
DRAW NO. RD1 400
REV. D