

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

1. All lots within this Local Development Plan are coded 880 as per the approved Density Sites Plan.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-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.

There is no on-site or setback requirement for all lots subject to this Local Development Plan.

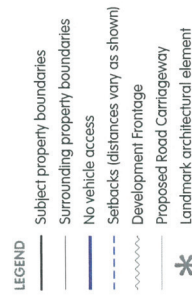
1. If fencing is constructed on the rear boundary an alcove/recess pick-up area should be located towards the rear of the lot as garbage collection will be via the rear laneway.
2. The landowners are required to liaise with the City of Swan regarding the designation of a bin pod area. The designated bin pod area 11.5m wide x 1.0m depth 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.
3. Refuse/surplus greases (other than bin pads as described above in 2) are to be fully integrated with the design of the building. Refuse storage bins shall be screened from the laneway and be fully integrated.

1. For 4.5m wide lots and lots less than 135m²; each dwelling shall provide at least one on-site parking space, but is not required to provide more. All other lots are to provide parking in accordance with the R-Codes and/or RMD Codes (POL-1-P-11).

Built Form

1. Each dwelling facing a public street and/or public open space shall include at least one major opening allowing surveillance to the street/POS.
2. Building envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
3. For corner lots gaining access from a laneway, the crossover/garage is to be located as close to the lot boundary opposite the corner frontation as possible (subject to engineering constraints).
4. Outdoor living areas are permitted to be located overlooking the primary street.
5. For all lots, 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.
6. Lots on this DAP are exempt from R-code provisions determining solar access, overlooking and overshadowing for adjoining sites.

1. In accordance with Regulation 17 of the Local Government (Uniform Provisions) Regulation 1996 (as amended) the owner will be required to either enter into a deed with the City or place a Section 70A notification on the title if any owner or other structure encroaches into the road reserve. Public liability insurance for structures within the road reserve will be required as a condition of development approval.
2. Minor variations to the requirements of this LDP may be approved by the City of Swan.
3. The provisions of this Local Development Plan accompany the Design Guidelines within the Elenbrook Town Centre Development Plan (Roberts Day, 2012).
4. Development applications including any works / development within the road reserve will be required to be countersigned by the owner of the road reserve i.e. the City of Swan.



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

CPM

Principal Planner / Co-ordinator Statutory Planning

-5 JUL 2018 LDP/3/2016/c

Date Cos Ref:

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RD great places_
robertsday.com.au
planningdcsignplace

CADASTRAL INFORMATION
SOURCE: ROBERTSDAY

SYNOPSIS: DWG REF: PROJECTION: PGG 84

SIZE A3

0 metres

SIZE A3

1:1000

0 metres

10 20 30 40 50

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

LOCAL DEVELOPMENT PLAN
Lots 11061 - 11119 Ellen Stirling Parade &
Hesperia Parade, Ellenbrook Town Centre
City of Swan

180525	HH	RD
180112	II	EH
170118	RF	EJ

T UPDATED VARIATIONS
S UPDATED VARIATIONS
R UPDATED VARIATIONS
P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25 P26 P27 P28 P29 P30 P31 P32 P33 P34 P35 P36 P37 P38 P39 P40 P41 P42 P43 P44 P45 P46 P47 P48 P49 P50 P51 P52 P53 P54 P55 P56 P57 P58 P59 P60 P61 P62 P63 P64 P65 P66 P67 P68 P69 P70 P71 P72 P73 P74 P75 P76 P77 P78 P79 P80 P81 P82 P83 P84 P85 P86 P87 P88 P89 P90 P91 P92 P93 P94 P95 P96 P97 P98 P99 P100