

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 10487-10491 and Lots 10511-10514 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.
4. Lots 10472, 10473, 10647, and 10648 shown on this LDP are subject to an approved Bushfire Management Plan and dwelling construction must be in accordance with approved BMP requirements. At the discretion of the City of Swan and prior to building construction, Bushfire Attack Level (BAL) ratings may be reassessed for individual lots.



CADASTRAL INFORMATION  
SOURCE: VERIS  
YYMMDD: 210611  
DWG REF: annie-210611-trun\_pcg84  
PROJECTION: PCG84  
AERIAL PHOTOGRAPHY  
SOURCE: NA  
YYMMDD: NA

**HATCH** | **RobertsDay**

SIZE A3 1:1000

0 metres 10 20 30 40 50

A	BASE LDP	210928	SB	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGE 23  
Annie's Landing, Ellenbrook  
City of Swan

JOB CODE	DRAW NO.	REV.
EJV VL7B	RD1 428	A

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