

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-IP-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-IP-11 apply to lots subject of this LDP.

- Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Swan.
- For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
- For Lots 8.5m wide lots, garages on single storey dwellings shall not exceed 3.5 metres in width. A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.
- Lots 10001-10003 and 10681-10685 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.
- Lots 10001-10003, 10111-10113, 10115-10127, 10283-10286, 10681-10685, 10687 & 10688 shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, April 2019) 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 Attract Level (BAL) ratings may be reassessed for individual lots.



LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- SETBACKS (DISTANCES VARY AS SHOWN)
- DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION
- BUSHFIRE MANAGEMENT
- NO VEHICLE ACCESS
- ASSET PROTECTION ZONE (APZ)



LOCATION PLAN

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP-4/2020
Approval Date: 15 Apr 2020
Expiration Date: 15 Apr 2030
(unless revoked earlier)

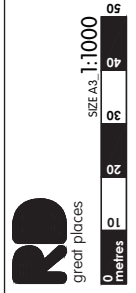
Delegated Authority Officer:

John Elliott

CITY OF SWAN
RECEIVED
9 Apr 2020

COASTAL INFORMATION
SOURCE: VERRS
YYMWDD: 190924
DWG REF: annie-190924-lun_pg84
PROJECTION: PCG84

AERIAL PHOTOGRAPHY
SOURCE: N/A
YYMWDD: N/A



LOCAL DEVELOPMENT PLAN - STAGE 17, VILLAGE 7B
Lots 10001-10003, 10108-10128, 10283-10286, 10681-10685 & 10687-10688
Annie's Landing, Ellenbrook
City of Swan
REF NO. **ANNIE** DRAW NO. **REV. F**
EJV VJ7B RDT 423

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