



RESERVE FOR RECREATION

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1.5m MIN SIDE SETBACK

CITY OF SWAN APPROVED LOCAL DEVELOPMENT PLAN

25/10/2022 LDP-16/2021

Chris Fudge DELEGATED OFFICER STATUTORY PLANNING

LEGEND

- SUBJECT PROPERTY BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- 6.0m MIN GARAGE SETBACK
- DESIGNATED GARAGE
- 2.0m MIN DWELLING SETBACK (UNLESS OTHERWISE NOTATED)
- 4.0m MIN DWELLING SETBACK
- 3.0m MIN REAR DWELLING SETBACK
- NO VEHICLE ACCESS
- BUSHFIRE MANAGEMENT



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

1. The R-Code for each lot is as per the prevailing 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 the Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Local Development Plan is not required.
5. There is no average front setback requirement for all lots subject to this Local Development Plan.
6. Building Envelopes are subject to the constraints of retaining walls. The landowner is to consult their builder or structural engineer where necessary.
7. At least one habitable room opening must overlook the primary street.
8. On corner lots, a nil side setback to the secondary street is not permitted.
9. A verandah (subject to the Building Code of Australia) may not project not more than one metre into the front setback area (excluding Lots 8740-8743).
10. Lots 11577-11580, 8740-8743 and 8864-8867 shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, August 2019) and dwelling construction must be in accordance with the 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 affected lots.
11. Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the City of Swan.



LOCATION PLAN SUBJECT LOTS



CADASTRAL INFORMATION SOURCE: VERIS YYMMDD: 190924 DWG REF: annie-190924-trun_pcg84 PROJECTION: PCG84

AERIAL PHOTOGRAPHY SOURCE: NA YYMMDD: NA

HATCH | RobertsDay



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
F	NEW PROV MODS & NO VEHICLE ACCESS	221020	SB	TP
E	ADD NOTATION - SIDE SETBACK	220808	SB	TT
D	ADD 6 LOTS TO LDP	220801	SB	TT
C	LOT 8740 AMENDED BY C&W	220711	SB	TT

LOCAL DEVELOPMENT PLAN - HILLSIDE, STAGE 4 Stage 4 Malvern Springs - Ellenbrook City of Swan

REF NO. EJV VL6 DRAW NO. RD1 322 REV. F