



**LEGEND**

- SUBJECT SITE
- NO VEHICLE ACCESS
- PREFERRED GARAGE LOCATIONS
- PRIMARY DWELLING ORIENTATION

**LOCAL DEVELOPMENT PLAN PROVISIONS**

**RESIDENTIAL DESIGN CODE VARIATIONS**

The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the Local Planning Scheme No. 17 (LPS 17) and any relevant planning policy effective under LPS 17.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of LPS 17. The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.

The LDP provisions apply to those lots identified within the Local Development Plan boundary.

The density code for each lot is as per the prevailing R-Codes Plan.

- 1. BOUNDARY WALLS**
  - a) Boundary walls are permitted to both side boundaries, regardless of length or height, and behind the prescribed front and rear setbacks. N.B. This provision does not apply to Secondary Street boundaries.
- 2. VEHICULAR ACCESS**
  - a) Vehicular Access is not permitted in locations annotated on the LDP as "No Vehicular Access".
  - b) Vehicular access for Lots 701 – 709 shall be provided via Vega Lane, and Crux Lane for Lots 710 – 718.
- 3. LANEWAY SETBACKS AND REFUSE PROVISION**
  - a) All structures, including fencing, garages and encroachments (such as eaves), shall be set back a minimum 1m from the laneway boundary.

**CITY OF SWAN**  
**Planning Information**  
 ECM Doc Set ID: 4233150  
 Approval Date: 19/09/2017

*Disclaimer:  
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*

**CITY OF SWAN**  
 11 SEP 2017  
**RECEIVED**

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

Principal Planner / Co-ordinator Statutory Planning Date **19 SEP 2017**  
 LDP/21/2017  
 CoS Ref



**LOCAL DEVELOPMENT PLAN**  
 Stage 1A - Iluma Private Estate,  
 BENNETT SPRINGS

NORTH

Scale 1:750 @ A3

0 7.5 15 22.5 30m

DATE:	11/08/2017	DRAFTEE:	RF
REVISED:	11/09/2017	PLANNER:	JH
PROJECTION:	PCG 94	CHECK:	JH
DATUM:	AHD	PLAN NUMBER:	MIRWS-4-002B

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