CITY OF SWAN
Planning Information
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CITY OF SWAN
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PLAN 1 - LOCAL DEVELOPMENT PLAN

APPLICATION OF LOCAL DEVELOPMENT PLAN

Built Form
1. Maximum site coverage: 60%.
2. Minimum front, side and rear setbacks vary as shown on the plan.
3. Where a corner lot has frontage to two or more streets, the main Development Frontage
   is shown on the plan.
4. Building entries must be clearly visible from the Development Frontage.
5. Roof top equipment such as air conditioning units must be screened from view from
   adjacent sites and the public street by parapet structures.
6. For lot 11123, a canopy and associated infrastructure may be located up to a 4m min.
   front setback.
7. Signage should be incorporated into the fabric of the building.

Fencing
1. Side and rear fencing is permitted.
2. Front fencing is permitted where it is visually permeable above 1.2m with a maximum
   height of 1.8m.

Landscaping
1. A minimum area equivalent to 8% site area must be covered with soft landscaping.
2. A minimum 2.0m wide soft landscaping strip must be provided adjacent to the
   Development Frontage.
3. Landscaping must be provided within parking areas to provide shade for parked cars
   and to soften the impact of hardstand parking areas viewed from adjacent sites and streets.
4. Landscaping is to be used to screen delivery, loading and external storage areas from the
   street.
5. Areas of the site visible from the public street and not used for building, parking or
   storage are to be landscaped.

Vehicle Access, Parking and Storage
1. All vehicles must be able to enter and exit the site in forward gear.
2. The minimum on-site parking requirement shall be in accordance with the Ellenbrook
   Town Centre Parking Strategy.
3. Visitor and/or staff parking must be separated from operation areas including truck
   maneuvering areas, loading areas, hard stand and external storage areas.

Service and Storage Areas
1. Delivery, loading and external storage areas must be screened behind the front building
   line and from view from the public street.

Miscellaneous
1. Minor variations to the requirements of this LDP may be approved by the City of Swan.
2. Development applications including 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).
3. Lots subject of this Local Development Plan are subject to an approved Bushfire
   Management Plan (Strategen, 2016). A copy of the BMP is available from the City of
   Swan or the developer.
4. Lots subject of the Local Development Plan are located within a ‘Mixed Use’ zone, as
   per the applicable Development Plan (DP-5). It is strongly recommended that
   developments incorporate appropriate noise insulation measures to both reduce
   potential incoming noise for nearby residential uses and to control noise emissions from
   commercial uses. Noise emissions must comply with the Environmental Protection

LOCAL DEVELOPMENT PLAN
Lot 11123 Goodwood Crescent, Lots 11123-11127 The Promenade,
Lots 11124 Fringed Way & Lot 11128 Mangools Drive Ellenbrook Town Centre
City of Swan

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