

Our Ref: LDP/10/2021/A
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22 July 2022

Attn: Forbes Chesterman
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 cityofswan
 cityofswanwa
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Dear Sir

**AMENDED LOCAL DEVELOPMENT PLAN – CLEMENTINE ESTATE – VARIOUS
LOTS ORANGE AVENUE & LOT 35 (NO. 50) ROSE STREET, UPPER SWAN**

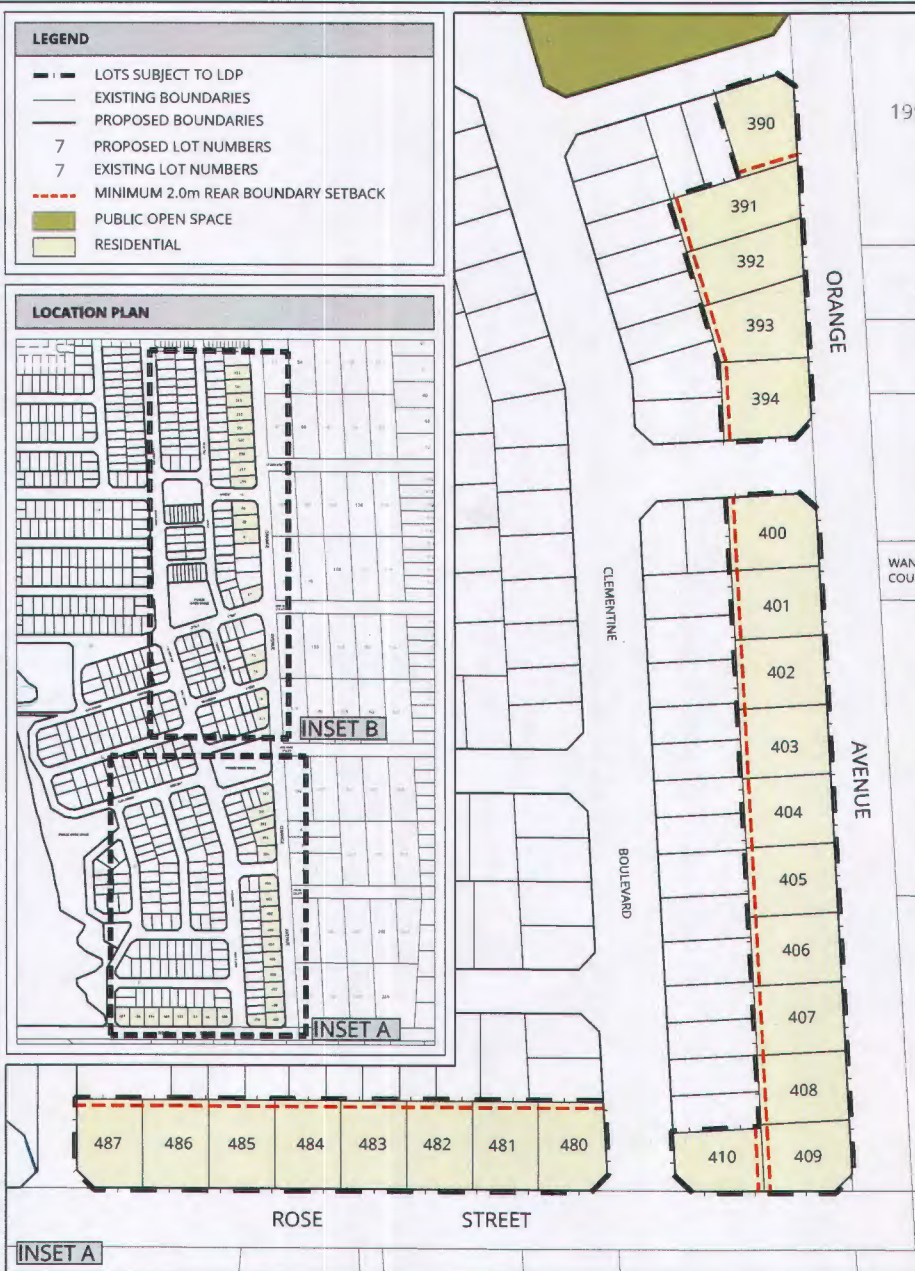
Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Various Lots in Orange Avenue & Lot 35 (No. 50) Rose Street, UPPER SWAN. I advise that the revised Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plan is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Jonathan Lendich on 08 9278 9692.

Yours faithfully

Chris Fudge
**Coordinator, Development Assessment & Appeals – Area B
STATUTORY PLANNING**



PROVISIONS

This Local Development Plan (LDP) applies to Lots 37, 41-43, 55-56, 79, 256-258, 390-394, 400-410, 480-487, 550-555 and 747 within the Clementine Estate - Local Structure Plan area.

The R-Code for each lot is as per the prevailing Density Sites Plan.

The requirements of the R-Codes are varied as shown on the plan and below.

Minor variations to the requirements of the R-Codes, Local Planning Policy POL-LP-11 and this LDP may be approved by the City of Swan.

GENERAL

- The following provisions vary existing R-Code standards for Building Setbacks - clause 5.1.3.
- Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17.

BOUNDARY SETBACKS

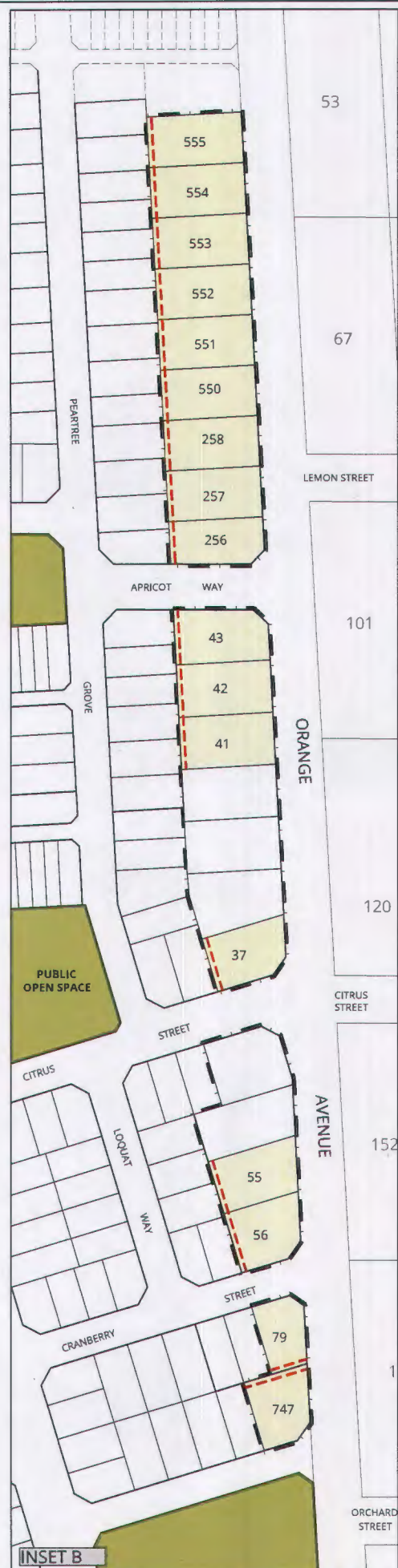
- Dwellings are to be setback a minimum of 2.0m from the rear boundary.

Amendment No.	Summary of Amendment	Date endorsed by local government
1	To include additional lots to the north	

This Local Development Plan has been approved by Council under the provisions of the City of Swan Local Planning Scheme No. 17.

Coordinator/Manager Planning: *[Signature]*

Date: *21/7/22*



LOCAL DEVELOPMENT PLAN (AMENDED)

LOTS 37, 41-43, 55-56, 79, 256-258, 390-394, 400-410, 480-487, 550-555 AND 747, CLEMENTINE ESTATE UPPER SWAN



0 50m
SCALE @ A3: 1:1750
8504-LDP-04-B



ROWE
GROUP
DESIGN