

Our Ref: LDP/16/2020/A
Fax: 9267 9444
Web Address: www.cityofswan.com

19 January 2021

Rowe Group
Level 3, 369 Newcastle St
NORTHBRIDGE WA 6003

Dear Sir

AMENDED LOCAL DEVELOPMENT PLAN – STAGES 1 AND 2 CLEMENTINE ESTATE - LOT 28 (NO. 85) & LOT 30 (NO.51) ORANGE AVENUE, UPPER SWAN

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 28 (No. 85) & Lot 30 (No.51) Orange Avenue, 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 Chris Fudge on 08 9267 9355.

Yours faithfully



Asha Logan
A/Coordinator, Development Assessment & Appeals
STATUTORY PLANNING



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Provisions

This Local Development Plan (LDP) applies to Lots 60, 90-98, 104-109, 156 & 161 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 and/or R-MD 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, R-MD Codes and this LDP may be approved by the City of Swan.

R60 Density Code

- 1. Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17 and Local Planning Policy POL-LP-11 Variation to deemed-to-comply requirements of the R-codes - Medium-density single house development standards (R-MD Codes) for the R60 density code. The R-Codes do not apply where varied through POL-LP-11 and the provisions of this LDP.

Waste Management

- 2. On laneway lots a bin pad (1.5m wide x 1.0m deep) shall be provided at nil setback from the laneway. Bin pad areas to be designated as per City of Swan requirements and fencing is not to obstruct the designated bin pad area.

| Amendment No. | Summary of Amendment |
|---------------|---|
| 1 | Inclusion of lots 60,104-190, 156 and 161 |



LEGEND

LOTS SUBJECT TO THIS LDP

DWELLING ORIENTATION

NO VEHICULAR ACCESS

RESIDENTIAL

PUBLIC OPEN SPACE



CITY OF SWAN

APPROVED

LOCAL DEVELOPMENT PLAN

Reference No.: LDP/16/2020/A

Approval Date: 19 Jan 2021

Expiration Date: 19 Jan 2031

(unless revoked earlier)

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DELEGATED OFFICER, STATUTORY PLANNING

