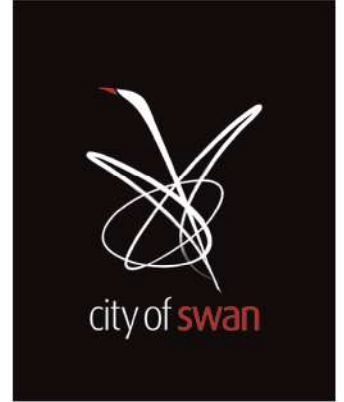


Our Ref: LDP/5/2022  
Fax: 9267 9444  
Web Address: [www.cityofswan.com](http://www.cityofswan.com)



29 July 2022

Attn: Rebecca Travaglione  
Urbis Property Consultants  
PO Box 345  
OSBORNE PARK WA 6917

**Enquiries (08) 9267 9267**  
2 Midland Square, Midland  
PO Box 196, Midland WA 6936

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Dear Rebecca

**LOCAL DEVELOPMENT PLAN – LOT 9012 WEST PARADE, SOUTH GUILDFORD  
WAPC 161252 – ROSEHILL STAGE 4 SUBDIVISION –CLEARANCE OF  
CONDITION 15 – LOCAL DEVELOPMENT PLAN**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9012 West Parade, SOUTH GUILDFORD, 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 Patricia Wojcik on 08 9267 9126.

Patricia Wojcik  
**Coordinator, Development Assessment & Appeals – Area A  
STATUTORY PLANNING**



**LOCATION PLAN**



**LEGEND**

- LOCAL DEVELOPMENT PLAN AREA
- PRIMARY STREET FRONTAGE
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- DOUBLE GARAGE PERMITTED (REFER TO PROVISION 4)
- UNIFORM VISUALLY PERMEABLE FENCING
- 10M WIDE LANDSCAPE STRIP
- 1M WIDE LANDSCAPE STRIP
- PUBLIC OPEN SPACE/PAW
- PROPOSED BIN PAD LOCATION LOT 2106-2108

**CITY OF SWAN**  
**RECEIVED**  
**22 Jul 2022**



**ILLUSTRATIVE LOT CONFIGURATION LOT 2108**

1.0m Minimum landscape strip

Driveway

Dwelling overlooking street encouraged

Northern orientation for outdoor living areas

10.0m building exclusion zone

**LDP PROVISIONS**

The provisions of the City of Swan Local Planning Scheme No. 17 (LPS 17) and State Planning Policy 7/3 Residential Design Codes Volume 1 (R-Codes) are varied as detailed within this Local Development Plan (LDP). All other requirements of LPS 17 and R-Codes shall be satisfied in all other matters, to the discretion of the City. A residential density coding of R20 applies to all lots contained in this LDP.

The requirement to consult with adjoining or other landowners where construction in accordance with a variation to the R-Codes is proposed does not apply unless variations to this LDP are sought. All dwellings must demonstrate compliance with AS2021/2015 (Acoustics - Aircraft Noise Intrusion).

**SETBACKS**

	Minimum
Primary street	3.0m, 4.0m average
Secondary street	1.35m
Primary street	4.5m
Secondary street	1.5m
Garage	To both side boundaries subject to: - 2/3 length to one side boundary & 2/107 only
Boundary Walls	- 2/3 length to one side boundary & 2/107 only
Garage	- 1/3 length to second side boundary wall for wall height 3.0m or less

- A minimum 10.0m rear setback applies to lots 2099-2108. No dwellings, outbuildings and structures such as garden sheds, swimming pools, patios and pergolas to be constructed within this rear setback.
- The 10.0m rear setback will be vegetated by the developer and shall be maintained by the landowner. No vegetation shall be cleared without prior approval by the City.

**SITE ACCESS AND GARAGES**

- Garages to be located in accordance with the nominated location on the LDP. Minor discretion to garage location may be applied.
- A double garage to a maximum width of 6m as viewed from the street is permitted for lots 2101, 2102, 2104 & 2107 subject to:
  - Garage setback a minimum of 0.5m behind the building alignment
  - A major opening to a habitable room directly facing the primary street
  - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m, and
  - No vehicular crossover wider than 4.5m where it meets the street.
- Driveways for all lots are to avoid verge tram ramps, verge rain gardens and site entry pits, unless given the prior approval of the City. Cost of relocation of existing infrastructure at owners expense.

**OPEN SPACE**

- The open space requirements can be reduced to a minimum of 40% provided the outdoor living area (OLA) is located on the northern or eastern boundary. This provision does not apply to lots 2099-2108 (landscape buffer lots).

**FENCING**

- Uniform visually permeable fencing to be provided by the developer as identified on this LDP.
- Uniform fencing shall be maintained by the landowner, and shall not be modified without written consent from the City.
- Visually permeable front fences within the primary street setback area permitted to a maximum height of 1200mm above natural ground level, measured from the primary street side of the front fence.

**CITY OF SWAN**  
**APPROVED**  
**LOCAL DEVELOPMENT PLAN**  
  
**29 July 2022**  
  
**Patricia Wojcik**  
**DELEGATED OFFICER**  
**STATUTORY PLANNING**