
City Ref: LDP/14/2024/A

2 May 2025

Rowe Group
Level 3, 369 Newcastle St
NORTHBRIDGE WA 6003

Via email: Forbes.Chesterman@rowegroup.com.au

Dear Sir

**LOCAL DEVELOPMENT PLAN – LOT 9006 APPLE STREET, UPPER SWAN WA 6069 –
WAPC REF: 162922 AND 200645**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9006 Apple Street, UPPER SWAN WA 6069, 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 Gabby Popovski on 08 9267 9451 or via Gabby.Popovski@swan.wa.gov.au.

Yours faithfully



Jonathan Lendich
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

Enc.



PROVISIONS

This Local Development Plan (LDP) applies to Lots 630-631, 658-661, 694 - 695, 700 -707, 709 - 720 and 722 - 723 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 the RMD60 table 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

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. The R-MD Codes are applicable to the lots subject to this LDP.

Surveillance

At least one major opening from a habitable room of the dwelling faces the laneway.

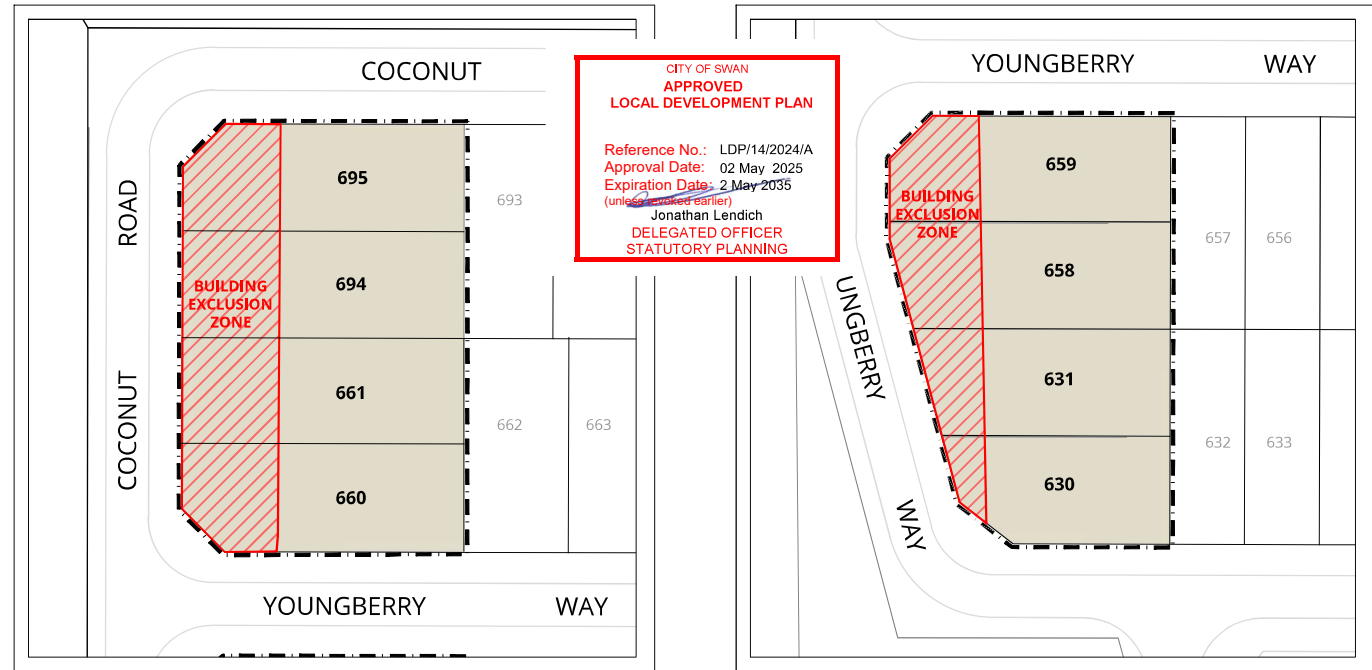
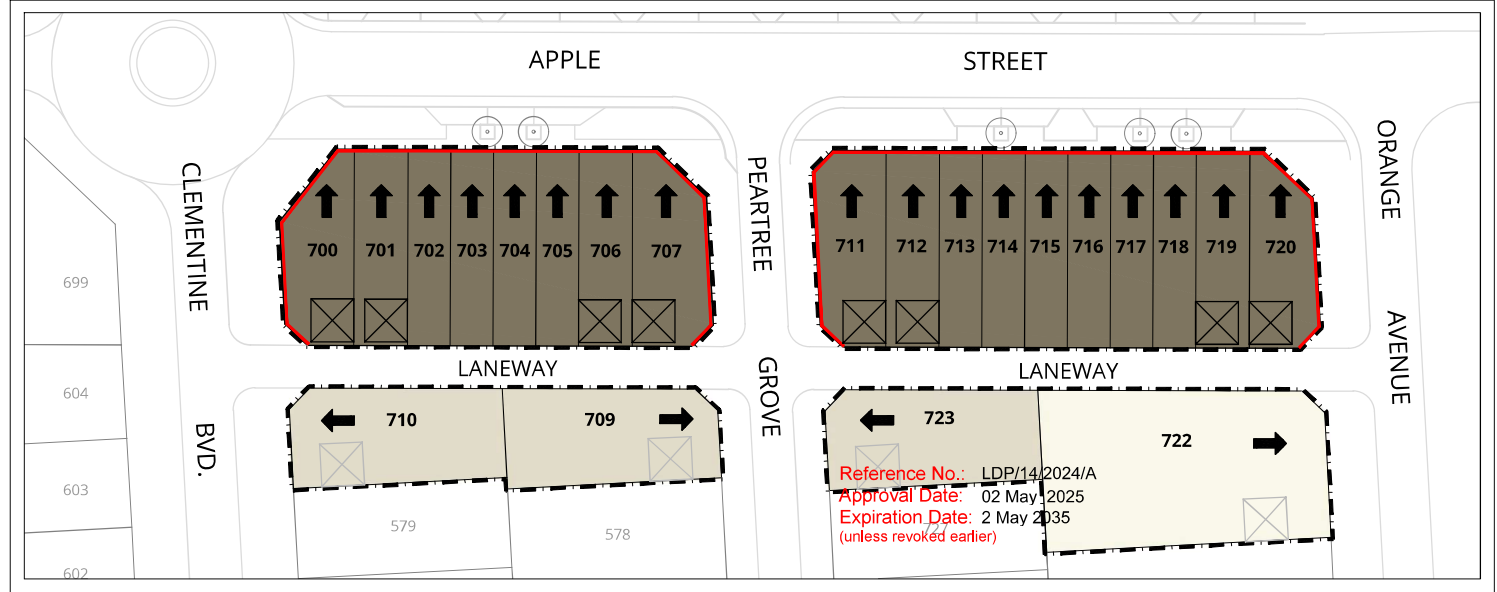
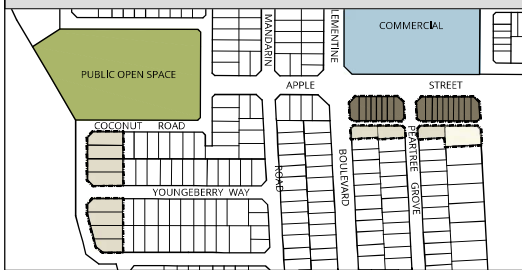
Fire Management

For Lots 630-631, 658-661 and 694 - 695 habitable buildings shall be located outside the Building Exclusion Zone.

LEGEND

- LOTS SUBJECT TO THIS LOCAL DEVELOPMENT PLAN
- DWELLING ORIENTATION
- NO VEHICULAR ACCESS
- RESIDENTIAL - R 60
- RESIDENTIAL - R 25
- RESIDENTIAL - R 15
- BAL-40 AND BAL-FLAME ZONE
- GARAGE LOCATION
- RECOMMENDED GARAGE LOCATION

LOCATION PLAN



LOCAL DEVELOPMENT PLAN

LOTS 630-631, 658-661, 694 - 695 , 700 - 707 & 709 - 720 AND 722-723 CLEMENTINE ESTATE UPPER SWAN



0 20m
SCALE @ A3: 1:750
8504-LDP-05-1

DRAWN: FC
DATE CREATED: 2025.04.16
PROJECT: 8504-05-0494
CADASTRE: LANDGATE
FC
2025.04.16
8504-05-0494
LANDGATE

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