

Our Ref: LDP/11/2020
Fax: 9267 9444
Web Address: www.cityofswan.com

24 June 2020

Cdp Town Planning and Urban Design
2/464 Murray St
PERTH WA 6000

Dear Sir

**LOCAL DEVELOPMENT PLAN – STAGE 6 ILLUMA PRIVATE ESTATE - LOTS 44
COAST ROAD AND LOT 9011 LUMINOUS BOULEVARD, BENNETT SPRINGS -**

Further to your recent request for Council's endorsement of the Local Development Plan relating to Lots 44 Coast Road and Lot 9011 Luminous Boulevard, Bennett Springs, I advise that the 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.

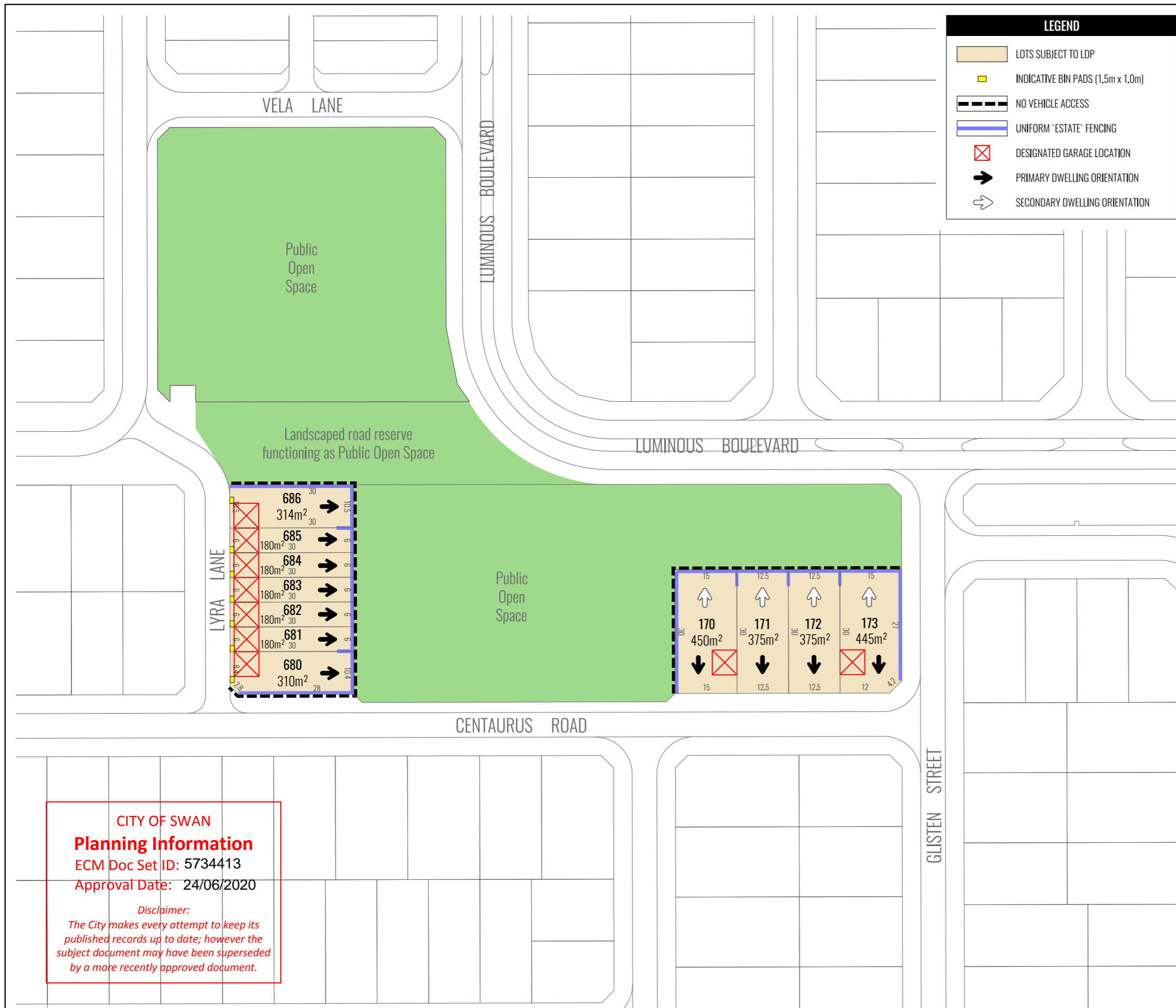
Should you have any queries regarding this matter, please do not hesitate to contact Patricia Hirst on 08 9267 9126.

Yours faithfully



John Elliott
**Coordinator – Statutory Project Planning
STATUTORY PLANNING**





LEGEND	
	LOTS SUBJECT TO LDP
	INDICATIVE BIN PADS (1.5m x 1.0m)
	NO VEHICLE ACCESS
	UNIFORM 'ESTATE' FENCING
	DESIGNATED GARAGE LOCATION
	PRIMARY DWELLING ORIENTATION
	SECONDARY DWELLING ORIENTATION

LOCAL DEVELOPMENT PLAN PROVISIONS

RESIDENTIAL DESIGN CODE VARIATIONS
 The development standards contained in the Local Development Plan (LDP) apply in addition to those development requirements of the Local Planning Scheme No. 17 (LPS 17) and any relevant planning policy effective under LPS 17.

Where a development standard is specifically stipulated within this LDP, that standard prevails over the requirements of the R-MD Codes, the R-Codes and any other requirements of LPS 17. The requirements of the R-MD Codes, the R-Codes and LPS 17 shall be satisfied in all other matters.

The LDP provisions apply to those lots identified within the Local Development Plan boundary. The density code for each lot is as per the prevailing R-Codes Plan.

1. SETBACKS	
	Provisions
a) Public Open Space (POS) Frontage	i. Minimum 3.0m to main building line. ii. Minimum 2.0m to an alfresco, verandah and/or balcony. NB. No average setback is required to the POS frontage.
b) Lyra Lane	i. Minimum 1.0m to garages and main building.

2. BUILDING FORM & ORIENTATION	
	Provisions
a) Dwelling Orientation (POS Frontage)	Dwelling designs fronting the POS shall include: i. an articulated elevation with at least one major opening to a habitable room; and ii. an outdoor living area (i.e. alfresco, balcony and/or verandah).
b) Dual Frontage Lots (Lots 170 – 173)	In addition to the requirements of LDP Provision 2a) 'Dual Frontage' Lots shall provide the main entry and at least one habitable room window fronting Centaurus Road.

3. UNIFORM ESTATE BOUNDARY FENCING
 a) Uniform fencing is provided along the frontage of Public Open Space lots as shown on the Local Development Plan. Fences abutting the lot boundaries adjoining public open space shall be visually permeable. Where a side lot boundary adjoins public open space, fencing is to be visually permeable to a minimum of 3.5m from the front and rear boundary.

4. VEHICULAR ACCESS & GARAGES
 a) Designated garage locations apply to lots identified on the Local Development Plan. Designated garage locations do not prescribe boundary walls but reference the side of the lot to which the garage must be located.

5. OTHER
 a) Designated 1.5m x 1.0m bin-recess areas shall be provided within the available laneway setback area; this may be provided in front of the garage door where lot width restrictions apply.

CITY OF SWAN
Planning Information
 ECM Doc Set ID: 5734413
 Approval Date: 24/06/2020

Disclaimer:
 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

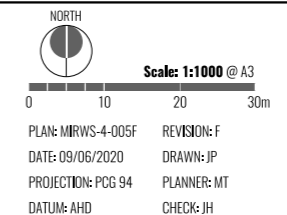
Reference No.: LDP/11/2020
 Approval Date: 24 Jun 2020
 Expiration Date: 24 Jun 2030
 (unless revoked earlier)

Principal Planner: _____ Date: _____
 Delegated Authority Officer: Date: _____
 CoS Ref: _____ **John Elliott**



LOCAL DEVELOPMENT PLAN
 Stage 6B - Illuma Private Estate
 A Mirvac Project

CITY OF SWAN
RECEIVED
 9 June 2020



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