

Our Ref: LDP/26/2021
Fax: 9267 9444
Web Address: www.cityofswan.com



3 February 2022

Ella Compton
Element
PO Box 7375
CLOISTERS SQUARE PO WA 6850

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

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 cityofswanwa
www.swan.wa.gov.au

Dear Madam

**LOCAL DEVELOPMENT PLAN –AVONLEE STAGE 14 (WAPC 160781) - LOT 9220
PANNAGE WAY, BRABHAM -**

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9220 Pannage Way, BRABHAM, 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 Rohan Sim on 08 9267 9247.

Yours faithfully

Chris Fudge
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

CITY OF SWAN
RECEIVED
 21/01/2022

Local Development Plan Provisions

The provisions outlined in this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and Local Planning Scheme No. 17 (LPS 17). The requirements of the R-Codes and LPS17 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required. Minor variations to the requirements of the R-Codes and to the provisions of this LDP may be approved by the City of Swan. The density code for each lot is as per the prevailing Residential Code Plan.

Garages

- Garages are permitted to be built up to a lot side boundary (boundary wall) provided that the boundary wall of the garage does not exceed a 3.0m average height.

Bin Pads

- Paved bin pads measuring 1.5m wide x 1.0m deep shall be provided abutting the road reserve as detailed on this LDP. The bin pad areas are to be designated as per City of Swan requirements and shall be sited as not to obstruct the driveway of any lot and to be accessible for refuse collection purposes.

Fencing

- 'Visually permeable uniform fencing' as depicted on this LDP shall be visually permeable 1.2 metres above natural ground level.
- Modification to the 'Visually Permeable Uniform Fencing', including the installation of additional screening materials, is not permitted with the exception of maintenance and repair using materials that are as close as possible to those used in the original construction.



Approval
 This Local Development Plan (LDP ^{26/2021}) has been adopted by Council and signed by the Principal Planner.
 Principal Planner: *[Signature]* Date: 3/2/2022

