

Our Ref: LDP/2026/14

18 September 2026

Hatch
197 St George Tce
PERTH WA 6000

Dear Sir/Madam

LOCAL DEVELOPMENT PLAN – LOT 9029 FALCON STREET BULLSBROOK WA 6084

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9029 Falcon Street BULLSBROOK WA 6084, 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 David Tomkin on 08 9267 9185 or via David.tomkin@swan.wa.gov.au

Yours faithfully



Jonathan Lendich
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING



LOCATION PLAN ■ SUBJECT LOTS

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

The Local Town Planning Scheme and R-Codes are varied in the following manner:

General

- All lots within this Local Development Plan are coded as per the approved Density Sites Plan.
- The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy POL-LP-11) are varied as shown on this plan.
- The requirements of the R-Codes, RMD Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.
- Minor variations to the requirements of this LDP may be approved by the City of Swan.

Primary Setbacks

- Verandas and porticos are permitted to project into the primary street setback.
- Lots 1250, 1251 and 1252 will have a primary setback of 1.9m.
- Lots 1253, 1274, 1322, 1325, 1351, 1354, 1366, 1374, 1377, 1383, 1700, 1713, 1716, 1728, 1738 and 1793 will have a primary setback of 3.0m.
- Lots 1731-1734 will have a primary setback of 3.5m.

Secondary Setbacks

- Lots 1252, 1253, 1322, 1325, 1351, 1354 and 1366 will have a secondary setback of 1.0m.
- Lots 1374, 1377, 1700, 1713 and 1716 will have a secondary setback of 1.5m.
- Lots 1383, 1728, 1738 and 1793 will have a secondary setback of 2.0m.

Car Parking and Access

- For corner lots, the crossover/garage is to be located the maximum distance from the truncation as possible (subject to engineering constraints).
- A double garage is permitted for double storey dwellings provided a habitable room overlooks the primary street and laneway. The crossover does not exceed 4.5m width.
- A double garage (6m wide) is permitted for single storey dwellings provided a habitable room overlooks the primary street and the crossover does not exceed 4.5m in width.

Garages

- Rear-loaded lots are to have a garage setback of 1.0m from the lot boundary.



LEGEND

- STAGE BOUNDARY
- SUBJECT LOT BOUNDARY
- LOT NUMBERS
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- DWELLING ORIENTATION

PRIMARY STREET SETBACKS

- 1.9m MINIMUM SETBACK
- 3.0m MINIMUM SETBACK
- 3.5m MINIMUM SETBACK

SECONDARY STREET SETBACKS (MIN)

- 1.0m SETBACK
- 1.5m SETBACK
- 2.0m SETBACK

GARAGE ACCESS

- DESIGNATED GARAGE LOCATION
- 1.0m MIN. GARAGE SETBACK

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP/2026/14
Approval Date: 18 Sep 2026
Expiration Date: 18 September 2036
(unless revoked earlier)

Jonathan Lendich
DELEGATED OFFICER
STATUTORY PLANNING

CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 260807
DWG REF: 97797lots-9999dz
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA
SIZE A3: 1:2000

0 metres 20 40 60 80 100



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
D	ADD STAGE 18	260827	SB	LE
C	SETBACK MODS	260818	SB	LE
B	FIRST ISSUE	260803	PS	LE
A	DRAFT	260803	PS	LE

LOCAL DEVELOPMENT PLAN - STAGE 11d and 18

Kingsford Estate
City of Swan

HATCH

JOB REF: AMX BUL
H/CODE: H/000103
DRAW NO: 068
REV: D

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY