



Your ref: ODP-42/D
Our ref: SPN/0552M-3
Enquiries: Ness, Frank (Frank.Ness@dplh.wa.gov.au)

CITY OF SWAN
Planning Information
ECM Doc Set ID: 5113230
Approval Date: 1/11/2019

*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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.*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
P O Box 196
Midland 6936 WA

transmission via electronic mail to: planning-email.account@swan.wa.gov.au;
corey@urbanism.com.au

Dear Sir/Madam

**APPROVAL – OUTLINE DEVELOPMENT PLAN No. 42 BEECHBORO
LAND SCHEME STRUCTURE PLAN AMENDMENT No. 2**

Pursuant to Schedule 2, Clause 22(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), the Western Australian Planning Commission (WAPC), on 01 Nov 2019, granted approval to Amendment No. 2 to the Outline Development Plan No. 42 Beechboro Land Scheme.

A copy of the endorsed structure plan is attached.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Fagan'.

Ms Sam Fagan
Secretary
Western Australian Planning Commission

4/11/2019



140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address <http://www.dplh.wa.gov.au>
ABN 35 482 341 493



LOT YIELD	TOTAL
R5	51 LOTS
R20	1090 LOTS
R25	60 LOTS
R40	25 LOTS
R50	22 DUs
R100	70 DUs
COMMERCIAL	4 LOTS
PRIMARY SCHOOL	1 LOT
P.O.S. SUPPLIED	10.4836ha
TOTAL	1318 LOTS/ DWELLING UNITS

Signature: *Rigel*

LEGEND

- O.D.P. BOUNDARY
- EXISTING BUILDINGS
- R5 CODING
- R20 CODING
- R25 CODING
- R40 CODING
- R50 CODING
- R100 CODING
- PUBLIC OPEN SPACE
- VILLAGE CENTRE/ COMMERCIAL SITE
- SCHOOL SITE
- COMMUNITY PURPOSE SITE
- LANDOWNERS NOT INCLUDED IN BEECHBORO LAND SYNDICATE

NOTE: DWELLING CONSTRUCTION IN R5 ZONE NOT PERMITTED IN WESTERN POWER EASEMENT

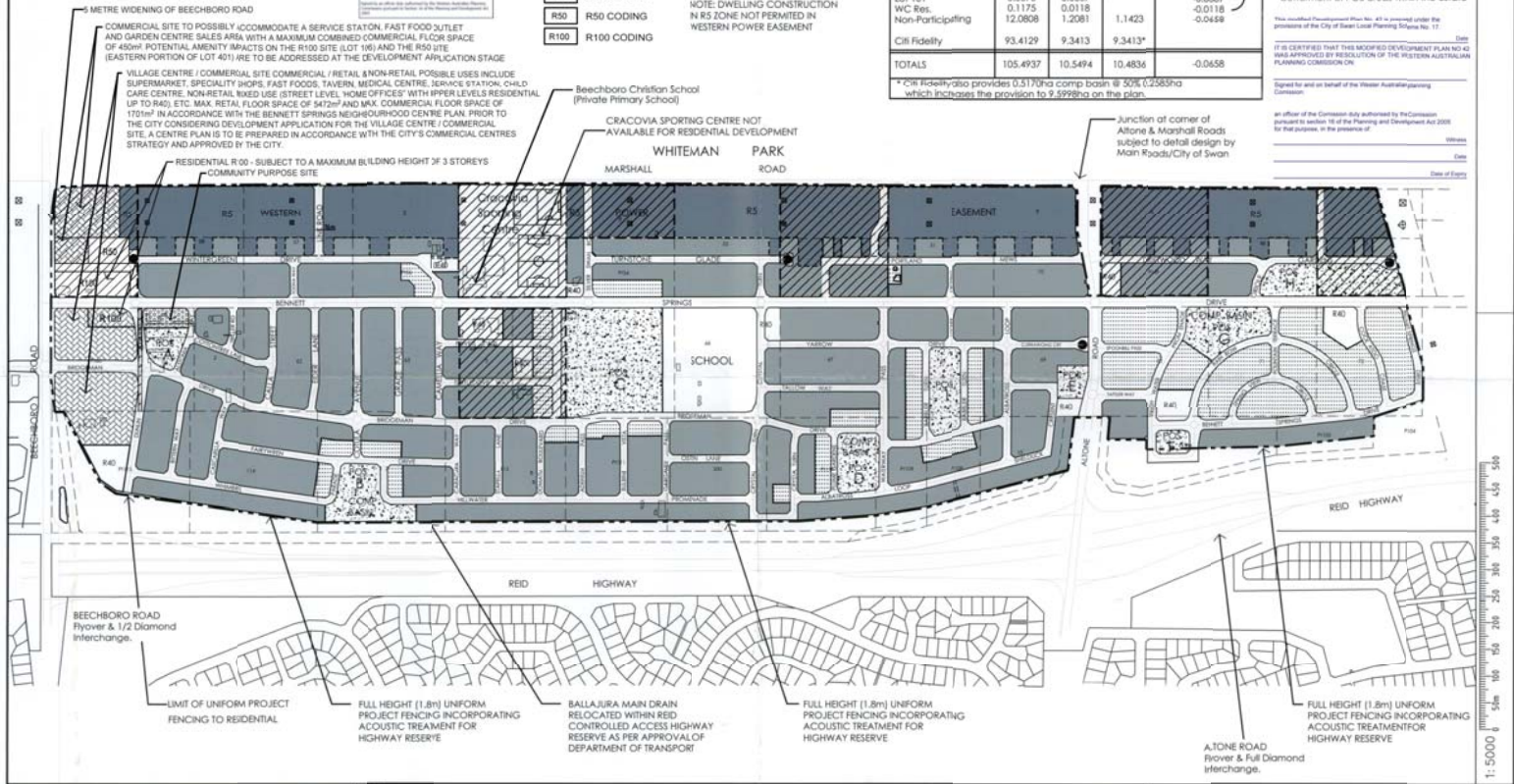
	Lot Area	10% POS Required	Land Provided	Over(+)/ Under(-) Provision
Cracovia (Lot 55)	2,3330	n/a		
Lot 47	1,6399	0,1640	0,9342	+0,7702
Lot 49	2,1939	0,2194		-0,2194
Lot 52	2,2103	0,2210		-0,2210
Lot 4	2,0815	0,2081	0,2081	
Lot 3	2,0835	0,2084		-0,2084
Lot 103	0,7577	0,0758		-0,0758
Lot 102	0,6895	0,0689		-0,0689
Lot 101	0,3070	0,0307		-0,0307
WC Res. Non-Participating	12,0808	1,2081	1,1423	-0,0118
Citi Fidelity	93,4129	9,3413	9,3413*	-0,0658
TOTALS	105,4937	10,5494	10,4836	-0,0658

Cash in lieu of required POS will be a condition of subdivision as and when subdivision of this property occurs and will be used to compensate the over provision of POS on Lot 47 and for betterment of POS areas within the estate

This modified Development Plan No. 42 is proposed under the provisions of the City of Swan Local Planning Scheme No. 17.

IT IS CERTIFIED THAT THIS MODIFIED DEVELOPMENT PLAN NO 42 HAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

Signed for and on behalf of the Western Australian Planning Commission:



DATE	NO.	ACTION / REVISION DESCRIPTION	BY	CHKD	DATE	APP'D
15.12.20	01	Modifications required by WAPC	PLJ	SB	15.12	AS
20.11.21	11	Referenced to Red line removal	LVE	SB	19.08	SBK
11.11.20	7	Modifications to Village Centre location	LVE	SDG	1.12	LVE
08.27.20	6	General Modifications	PLJ	SP	PLJ	PLJ
07.02.20	5	General Modifications: Street Names and Lane Road Adg	PLJ	SB	15.12	AS
19.04.19	4	Remove existing 'Regional Water'	PLJ	SB	15.12	AS
12.08.18	3	Modifications made as per council request	PLJ	SB	15.12	AS

BEECHBORO LAND SCHEME

CDP No. 42 – PROPOSED REVISION DEVELOPMENT PLAN FOR THE SCHEME AREA

CITI FIDELITY NOMINEES CO. PTY. LTD.

THIS DRAWING HAS BEEN PREPARED AND ISSUED IN ACCORDANCE WITH THE BEST QUALITY MANAGEMENT SYSTEM IN RESPECT OF THE PROPERTY OF BEECHBORO LAND SYNDICATE PTY. LTD. AND SHALL NOT BE USED FOR ANY OTHER PURPOSES. THIS DRAWING SHOULD BE CONSIDERED PRELIMINARY ONLY AND NOT FOR CONSTRUCTION UNLESS SO APPROVED.

Scale: A2

BSD CONSULTANTS

CONSULTING ENGINEERS
TOWN PLANNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS

180 Centre 2 Road
WILLOWBROOK, WA 6107
Phone: (08) 9478 3888
Facsimile: (08) 9478 3822

DATE: 11.12.21
DESIGNED BY: PLJ
DRAWN BY: PLJ
CHECKED BY: SP
APPROVED BY: SBK

PROJECT NO: P9274-04 P644-C01 J

Amendment No.	Amendment summary	WAPC endorsed date
1	To increase the density code of a lot from R40 to R100 subject to a maximum building height of 3 storeys.	20-June-2019
2	To replace 'Residential R5', 'Residential R20' and 'Existing Building' classifications with 'Residential R5', 'Residential R50' and 'Commercial' classifications	01-November-2019