



Our Ref: 808/2/21/4 P52  
Your Ref: ODP-82/A  
Enquiries: David Carter (9264 7678)

CITY OF SWAN  
**Planning Information**  
ECM Doc Set ID: 5121038  
Approval Date: 10/07/2009

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The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.

Chief Executive Officer  
City of Swan  
PO Box 196  
MIDLAND WA 6936

ATTENTION: Lucia Dunstan

Dear Sir/Madam

**FINAL ENDORSEMENT OF MODIFICATION TO OUTLINE DEVELOPMENT PLAN NO.82/A - LOT 507 PECHEY ROAD, JANE BROOK**

I refer to your correspondence dated regarding the above matter. In this regard, the Western Australian Planning Commission has resolved to adopt the modification to Outline Development Plan No.82/a affecting Lot 507 Pechey Road, Jane Brook (attached).

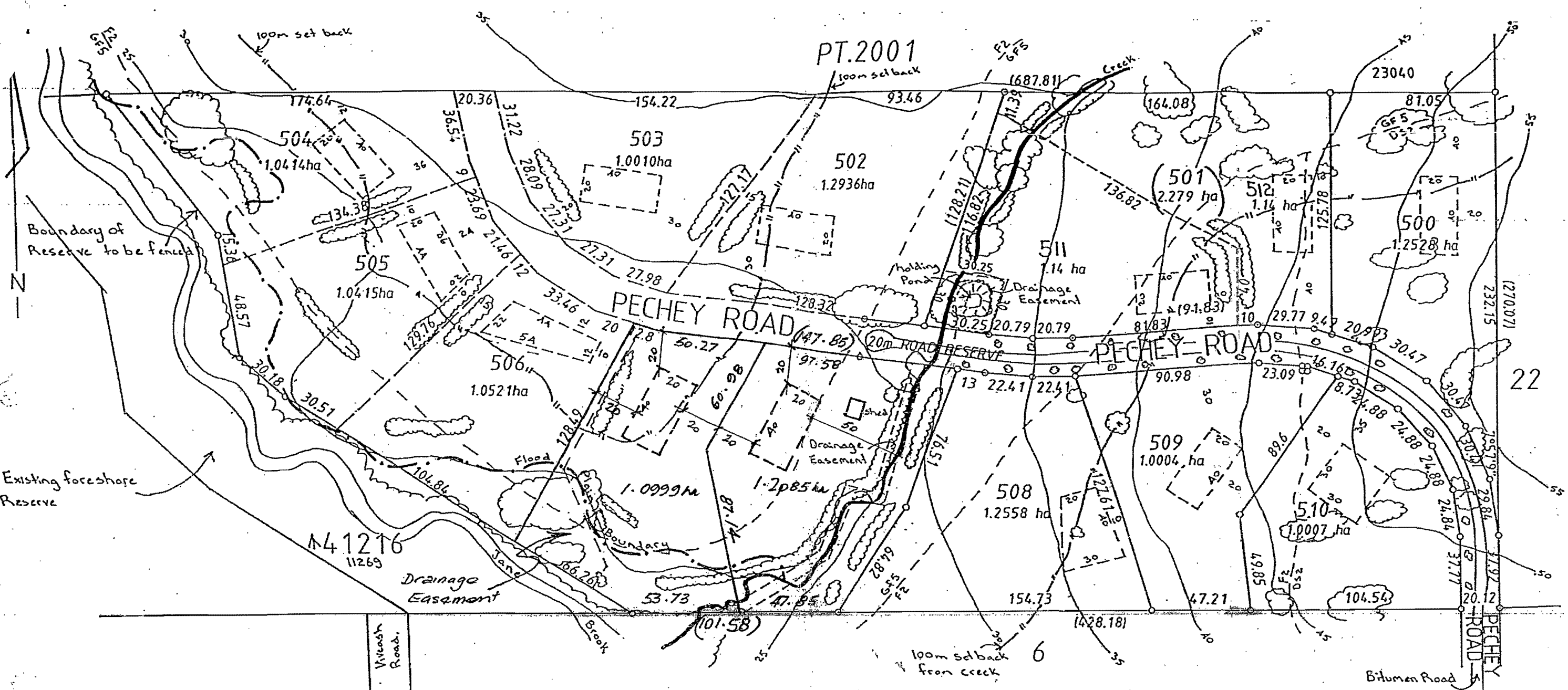
Yours faithfully

For Tony Evans  
Secretary  
Western Australian Planning Commission

10 July 2009

Albert Facey House, 469 Wellington Street (cnr Forrest Place), Perth, Western Australia 6000  
Tel: (08) 9264 7777; Fax: (08) 9264 7566; TTY: (08) 9264 7535; Infoline: 1800 626 477  
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>  
ABN 35 482 341 493





Subdivision of the land will require the following conditions of subdivision:

"A detailed revegetation plan, including an assessment of the need for revegetation of proposed lots, will be required as a condition of subdivision approval. This revegetation plan shall address areas which require revegetation with locally native species, species selection, density, ground preparation techniques, methods and techniques of revegetation and timing. The subdivider, prior to clearance of the subdivision condition, shall carry out this revegetation to the satisfaction of Council. In seeking clearance the applicant shall demonstrate that the revegetation has been maintained for 12 months from the date the vegetation was planted.

The subdivider shall prepare and submit to Council for approval, plans of each proposed lot at a scale of 1:500 or 1:100 (or another scale agreed by the City's Principal Planner) showing the following:

- The number and street of the lot.
- The lot boundaries and location of the proposed building envelopes.
- The existing physical characteristics of the site including landform, soil types, groundwater depths, vegetation, contours, watercourses, dams and wetlands.
- Any existing structures and formal land use on the lot.
- Approximate boundary setbacks as required by the Scheme or ODP.

The subdivider shall cause the proposed building envelopes to be pegged on the site in accordance with the plans required to be submitted by Council, and shall submit certification from a Licensed Surveyor certifying the consistency of this pegging on-site with the approved plans."

- Building Envelopes
- Existing Vegetation
- trees planted in road verge
- Floodplain (extent of flooding during a 1 in 100 year flood)
- 100m set back from creek

- Land Units**
- F2 - Forrestfield
  - GF5 - Guilford
  - DS2 - Darling Scarp

- Lots 500 501 508-510 stage 1  
- Remaining Lots Stage 2

CITY OF SWAN  
**APPROVED STRUCTURE PLAN**  
 No. 82/A  
 Date: 21 / 1 / 99  
  
 Principal Planner

|   |             |  |                             |
|---|-------------|--|-----------------------------|
| <b>STATEWEST SURVEYING &amp; PLANNING</b><br>Licensed Surveyors & Town Planners<br>Directors: B.A. Hunt & R.J.M. Rogers Associates P. Inceh, S.E. O'Hara & L.G. Smith |             | Project <b>OUTLINE DEVELOPMENT PLAN No.82, AS AMENDED, (ORIGINALLY PT.LOT23) PECHEY ROAD SWAN VIEW</b> |                             |
| Midland House P.O.Box 1377, Midland, W.A. 6936 69 Great Northern Highway, Midland<br>Telephone (08)9274 3198 Facsimile (08)9274 3878 Email statewest@statewest.qz.nf  | Scale 17000 | Date   | Drawn AK                    |
|   |             | Checked  | Reference PEACHMER SW111.01 |
|   |             |  | Sheet No.                   |