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1 PURPOSE OF THIS POLICY

1.1 The purpose of this Policy is to provide guidance and development provisions for the Allen Park Residential Estate. The Allen Park Residential Estate is made up Lots 11 to 17 Clement Street and Lots 1 to 25 North Street, Swanbourne (Figure 1).

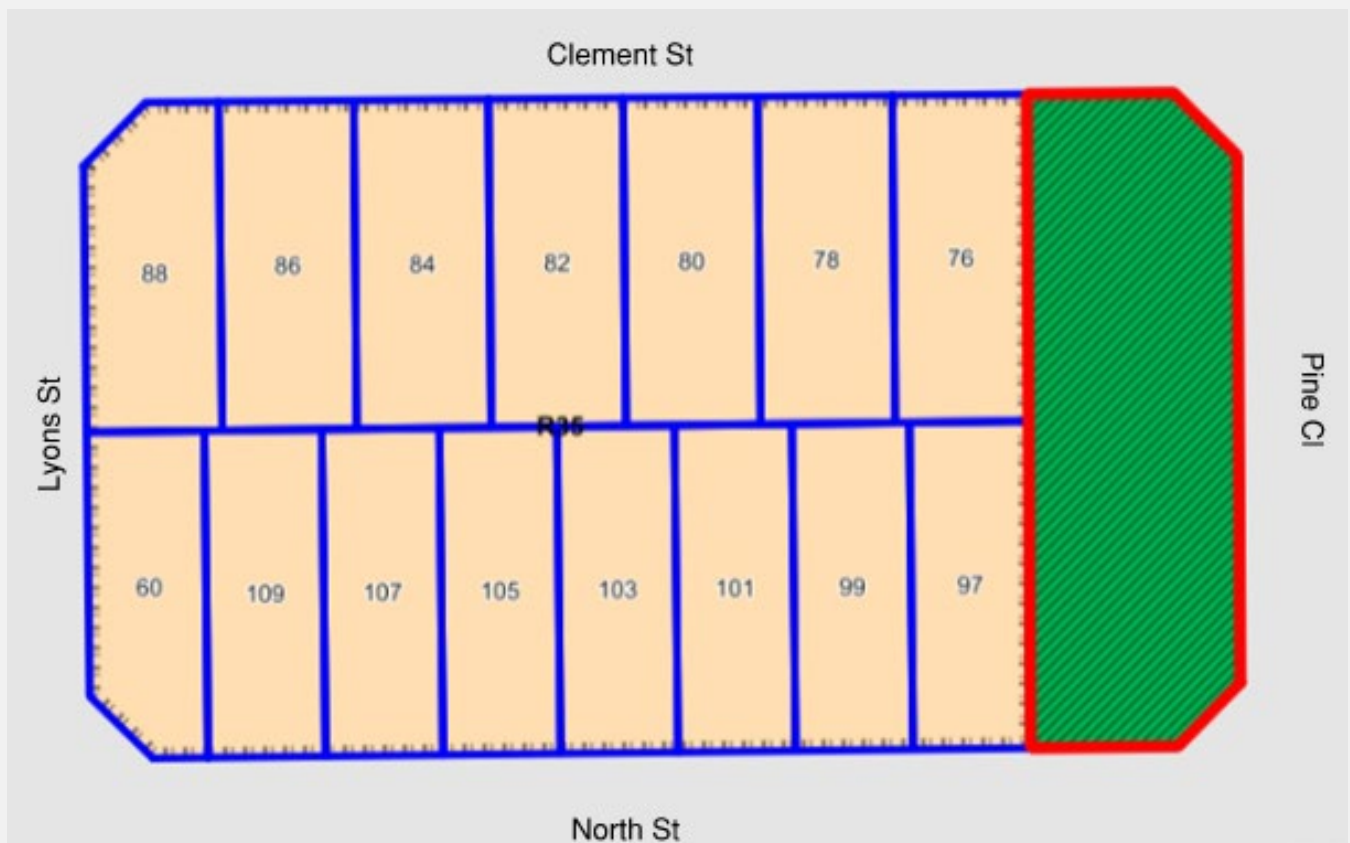


Figure 1 – Allen Park Residential Estate Map

2 OBJECTIVES OF POLICY

- 2.1 To ensure development is in keeping with the existing built form of the Allen Park Residential Estate as conceived during the original subdivision process.
- 2.2 To provide development provisions which will maintain and maximise the residential and streetscape amenity of the Allen Park Residential Estate.



3 RELATIONSHIP TO OTHER POLICIES AND GUIDELINES	
3.1	This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
3.2	This Policy should be read in conjunction with the following planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below: <ul style="list-style-type: none"> • <i>State Planning Policy 7.3 – Residential Design Codes Volume 1</i> • <i>State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments</i> • <i>City of Nedlands Local Planning Scheme No. 3</i> • <i>City of Nedlands Local Planning Policy – Residential Development</i>
3.3	Where this Policy is inconsistent with a Local Development Plan or Structure Plan that applies to a specific site, area, or density code, the provisions of that instrument shall prevail over this Policy.
3.4	Where this Policy is inconsistent with the provisions of another general Local Planning Policy, the provisions of this Policy shall prevail.
4 POLICY MEASURES	
4.1 Building Height	2 storeys (8.5m wall or concealed roof height and 10m pitched roof height)
4.2 Primary Street Setback	Minimum 6m
4.3 Carport and Garage Setback	Minimum 4.5m primary street setback Minimum 1.5m secondary street setback
4.4 Rear Setback	Minimum 4m
4.5 Site Cover	Maximum 50%

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