



LOT 800 ARTHUR STREET, DAYTON

AMENDMENT TO THE DAYTON LOCAL STRUCTURE PLAN NO. 2B

JUNE 2026 | PROJECT NO. 2658

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1.0 INTRODUCTION

Dynamic Planning and Developments (DP) acts on behalf of the registered proprietor of Lot 800 Arthur Street, Dayton (herein referred to as the 'subject site'). DP has prepared this report to seek support from the City of Swan and the Western Australian Planning Commission (WAPC) for an amendment to the Dayton Local Structure Plan No. 2B (LSP 2B). The proposed amendment seeks to increase the density coding applicable to the subject site from 'R40' to 'R60' within the LSP 2B, to reflect the site's corner lot position, dual street frontage and proximity to the future local neighbourhood centre.

The proposed amendment will facilitate a more cohesive and site-responsive residential outcome by aligning the density coding of the subject site with the established R60 coding applied to comparable lots along Arthur Street. The amendment is strategically justified on the basis that the subject site occupies a corner position with dual street frontage, directly interfaces with planned public open space, is located opposite a future local neighbourhood centre, and forms part of an established urban growth area where increased residential density can be accommodated without altering the approved lot configuration or access framework.

This report addresses, in detail, various issues pertinent to the proposal, including:

- The relevant site context.
- An overview of the proposed amendment.
- Relevant justification in support of the proposed structure plan amendment.

The proposed structure plan amendment is considered to be consistent with orderly and proper planning and the established planning intent for the area. Rather than introducing an isolated or incompatible density outcome, the amendment resolves an existing inconsistency in the density pattern along Arthur Street, supports a logical transition between the future local neighbourhood centre and surrounding residential areas, and enables built form that can better address both the public realm and adjoining public open space.

2.0 BACKGROUND AND SITE DESCRIPTION

2.1 Legal Description and Land Ownership

The registered proprietor of the subject site is KH Properties (Australia) Pty Ltd.

A copy of the Certificate of Title pertaining to the subject site is contained in **Attachment 1**.

2.2 Land Description

The subject site is located within the West Swan locality, in the suburb of Dayton, within the municipality of the City of Swan. The site has frontage to Arthur Street and Dayton Boulevard and is identified as Residential R40 under Dayton Local Structure Plan No. 2B. The site is surrounded by a range of residential density codings, including R20, R30 and R60 areas. Land to the north is identified for public open space, while land to the south, across Arthur Street, is identified as a future local neighbourhood centre (Figure 1).

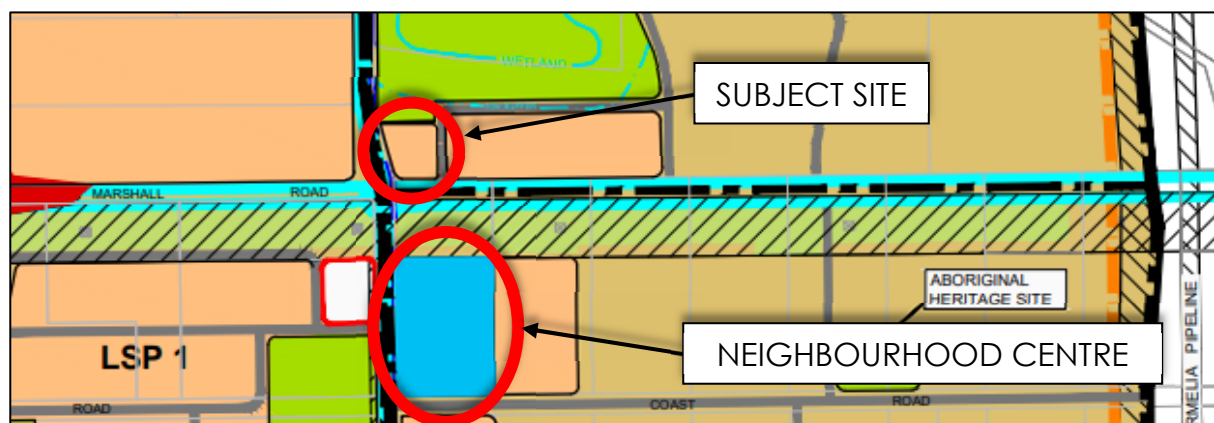


Figure 1 – Excerpt from the Dayton LSP (Neighbourhood Centre Location)

The proposed amendment will not alter the existing lot boundaries and will not affect the requirement to accommodate the Arthur Street Road widening identified under the applicable planning framework. The site's location adjoining a future local neighbourhood centre, its frontage to two planned movement corridors, and its interface with public open space provide a strong planning basis for applying the R60 coding. These characteristics distinguish the subject site from internal lower-density lots and support a density outcome that is more responsive to its location, accessibility and public-realm role within the Dayton estate.

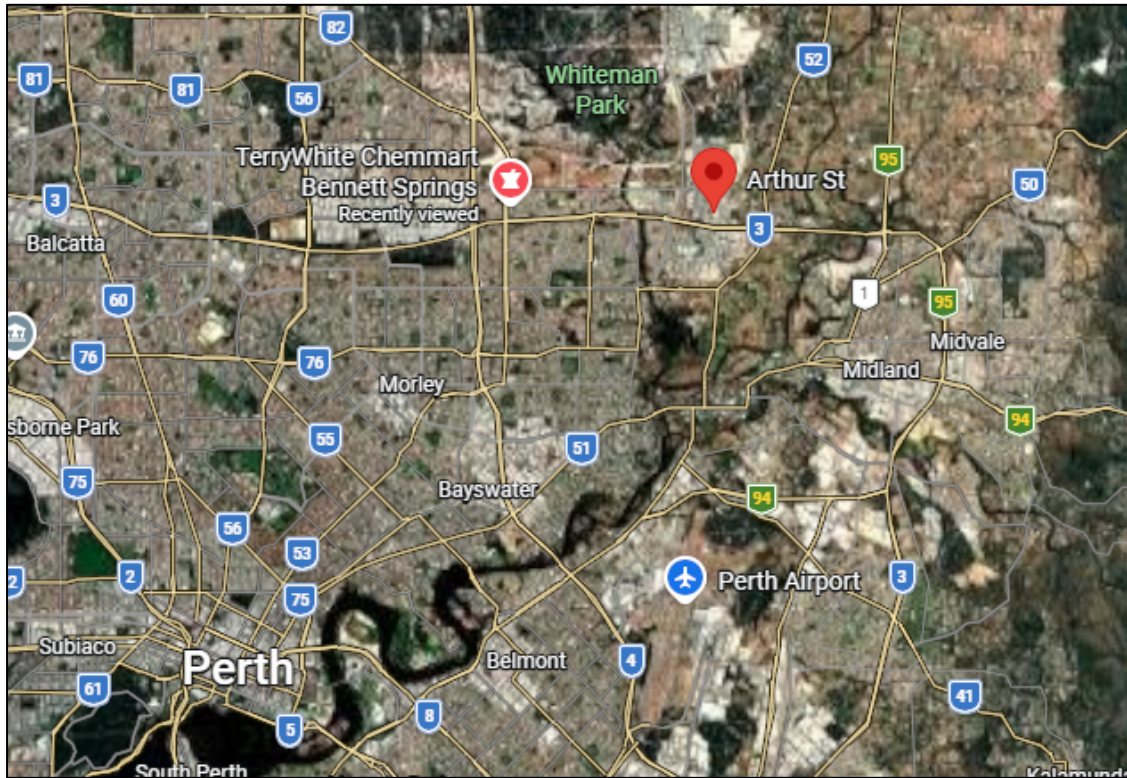


Figure 2 – Regional Context



Figure 3 – Local Context

3.0 PROPOSED AMENDMENT

The proposed amendment seeks approval to amend the Dayton Local Structure Plan No. 2B by:

1. Amending the structure plan map to increase the residential density coding applicable to the subject site from R40 to R60, as illustrated in the structure plan amendment plan in **Attachment 2**.

The intent of the structure plan amendment is to align the residential density coding of the subject site with the established R60 coding applied to comparable lots along Arthur Street and to ensure the density framework responds appropriately to the site's strategic role within the local structure plan area. The amendment will enable a higher-density residential outcome that is responsive to the site's corner lot position, dual street frontage, proximity to the future local neighbourhood centre and interface with public open space, while maintaining consistency with the objectives of Special Use Zone No. 11 (SPUZ11).

In accordance with Part 5, Division 1, Clause 34 of the Planning and Development (Local Planning Schemes) Regulations 2015, the proposed structure plan amendment is considered to be 'standard' as defined under the provisions since the amendment:

- a) *Is consistent with the objectives identified in the LSP 2B and Special Use Zone No. 11 of LPS 17;*
- b) *Is consistent with the 'Urban' zoning as per the Metropolitan Region Scheme;*
- c) *Is consistent with the residential density context established for land adjoining Arthur Street within the LSP 2B area;*
- d) *Would have minimal impact on land in the structure plan area that is not the subject of the amendment.*
- e) *Does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
- f) *Is not considered a complex or basic amendment.*

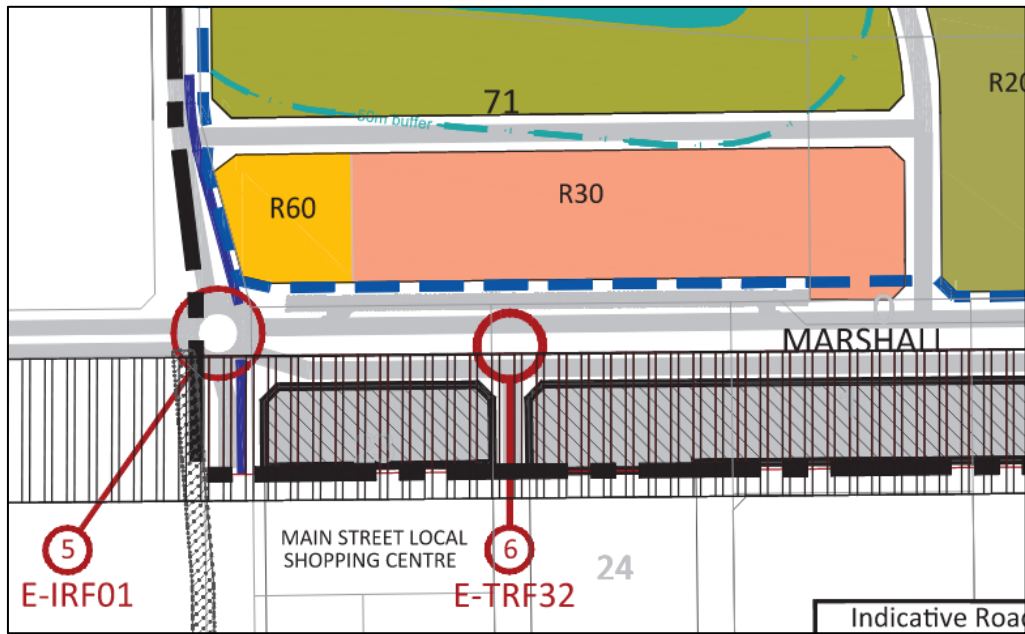


Figure 4 – Amended structure plan to Display R60 Amendment on Subject Site

4.0 LIAISON WITH CITY OF SWAN

A meeting was held with the City of Swan on 16 December 2025 to identify the appropriate course of action for progressing a structure plan amendment for the subject site. An R80 density coding and associated built form were initially discussed; however, this outcome was considered too intensive when compared with the adjoining land uses, surrounding built form and role of the future local neighbourhood centre. An R80 coding would have facilitated a substantially taller apartment form and was not considered to provide the most appropriate transition to the surrounding residential context.

On this basis, the proposed R60 coding represents a more proportionate and defensible planning response. It provides an appropriate uplift from the existing R40 coding, supports medium-density residential development in close proximity to the future local neighbourhood centre and public open space, and avoids the more intensive built form implications associated with an R80 outcome. The amendment therefore strikes an appropriate balance between achieving additional housing diversity and maintaining compatibility with the surrounding urban structure.

5.0 PLANNING FRAMEWORK

5.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS). The 'Urban' zone is intended to:

Provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities

The proposed variation in residential density coding from R40 to R60 is consistent with the intent of the 'Urban' zone under the MRS. The increase in density will provide for greater housing diversity, improve access to a range of dwelling types and sizes, and support the community infrastructure and services envisaged for the locality. The subject site's location adjoining a future local neighbourhood centre and its dual street frontage to Arthur Street and Dayton Boulevard ensures that the increased density is appropriately positioned within the estate's planned urban structure.

5.2 City of Swan - Local Planning Scheme No. 17

Under the provisions of the City of Swan's Local Planning Scheme No. 17 (LPS 17), the subject site is currently zoned 'Special Use' and is designated under Special Use Zone No. 11 (SPUZ11), with separate conditions prescribed under Schedule 4 of LPS 17. A structure plan is required for the development of land within the 'Special Use' zone.

Table 1 – LPS 17 Special Use Provisions (SPUZ11)

	Objectives of Special Use Site No. 11	Proposed Amendment
1	To ensure that development in the estate achieves optimal integration with development in the surrounding area;	The proposed recoding will remain consistent with the planned and existing development pattern within the locality. It will align the subject site with the R60 density coding already applied to comparable lots along Arthur Street, thereby improving consistency in the residential density framework and avoiding an isolated lower-density outcome on a strategically located corner lot. The R60 coding is also appropriate having regard to the site's interface with Arthur Street, Dayton Boulevard and the adjoining public open space. These frontages provide opportunities for a built form outcome that addresses the street and reserve, improves passive surveillance and reinforces the planned urban character of this part of the estate.
2	To provide for the development of a functional and cohesive community consistent with orderly and proper planning and in the interests of the amenity of the estate;	The existing Local Structure Plan responds to the requirements prescribed under Liveable Neighbourhoods by establishing a connected urban structure, a range of residential densities and access to public open space and local services. The proposed increase from R40 to R60 will not undermine that structure; rather, it will reinforce the intended concentration of higher-density housing along Arthur Street and near the local centre, supporting a more legible and cohesive urban form.
3	To develop the Estate in a manner that protects, conserves and enhances the natural environment and cultural assets and to investigate and manage impacts upon the natural environment;	The subject site is substantially cleared and does not contain known environmental features that would be compromised by the proposed recoding. As the amendment relates only to residential density coding and does not alter the extent of public

		open space, drainage land or subdivision layout, it will not create additional environmental impacts beyond those contemplated under the approved structure plan framework.
4	To encourage variety in the range of lot sizes and dwelling types within the estate while maintaining cohesiveness;	The proposed recoding to R60 will broaden the range of dwelling types capable of being delivered on the site and is consistent with the density coding of comparable lots along Arthur Street. The amendment will support housing diversity in a location that benefits from strong accessibility, public open space frontage and proximity to future local services. The R60 coding also provides an appropriate transition between the future local neighbourhood centre to the south, the public open space to the north and north-east, and the lower-density residential areas located further within the estate. This supports a logical graduation of intensity rather than an abrupt shift between activity-centre-related uses and lower-density residential development.
5	To enhance the Estate with the provision of open space and recreation networks and facilities with particular attention being given to the timely provision of appropriate community services;	The proposed amendment will not reduce or compromise any areas currently identified for public open space. Rather, the R60 coding will improve the relationship between future development and the public open space located to the north and north-east by enabling a greater number of dwellings to overlook the reserve. This will assist in increasing passive surveillance, supporting casual activation and improving the public-realm interface between private development and open space.

6	To make provision for school sites and other appropriate education facilities within the Estate in a manner that facilitates their management and use as a resource for local communities;	School sites have been identified under the Dayton LSP.
7	To provide appropriate retail and commercial facilities to service the needs of residents of the Estate and with a view to the integration of retail areas with other commercial and business areas and with social services so as to maximise convenience;	The proposed amendment will support, rather than impede, the function of the future local neighbourhood centre. Increasing residential density within walking distance of the centre will strengthen the local catchment, support walkable access to future retail and community services, and reinforce the intended relationship between medium-density housing and neighbourhood-level activity. This is consistent with contemporary planning principles that encourage housing diversity and increased residential intensity in accessible locations near local services.

The proposed LSP amendment is consistent with the established residential density context within the structure plan area. R60-coded development is already applied to comparable lots along Arthur Street, and the subject site's current R40 coding creates an inconsistent density outcome within this part of the activity corridor. The proposed amendment will correct that inconsistency, better reflect the site's strategic location, and deliver a more coherent built form outcome along Arthur Street.

5.3 Dayton Local Structure Plan No. 2B – Residential Areas

The proposed amendment is consistent with the intent of Dayton Local Structure Plan No. 2B, which establishes a planned urban neighbourhood with a range of residential densities, local services, public open space and an integrated movement network. The amendment does not alter the structure plan's land use distribution, public open space network or road layout; it refines the density allocation on one strategically located site to better reflect its context.

The amendment will contribute to the orderly development of the area by locating increased residential density where it is most appropriately accommodated: on a corner lot with frontage to key roads, adjoining public open space and opposite a future local neighbourhood centre. This ensures that additional housing intensity is directed to a site that can make a positive contribution to streetscape activation, public-space surveillance and local-centre support.

5.3.1 Lot Pattern

The primary objectives of the lot patterns are to achieve the following:

- *Provide effective surveillance to the surrounding area from R20 to R60 zoning*
- *Achieve a permeable grid-like structure to protect views through the site in a cross-like manner between the activity corridor and Marshall Road.*

Increasing the density coding applicable to the site from R40 to R60 will strengthen, rather than undermine, the intended lot pattern and urban structure. The subject site's corner position and multiple frontages make it well suited to accommodating additional residential intensity without fragmenting the internal lot pattern. The R60 coding will support a consistent development pattern along Arthur Street, reinforce the planned corridor structure, provide an appropriate interface with internal lower-density residential areas, and improve opportunities for passive surveillance of the adjoining public open space and drainage areas.

5.3.2 Housing Products

The primary objectives of the housing products to be delivered under the LSP are as follows:

- *Strategically placed R40 and R60 development sites suited for smaller families or single people next to the activity corridor*

At present, only 0.27 ha (2,700 m²) of the subject site is identified for R40 development. This is the only lot in the LSP 2B area with a prescribed R40 density coding and results in a lower-density outcome on a site that is otherwise well placed to accommodate medium-density residential development. Increasing the residential density will allow the site to utilise its dual frontage, public open space interface and separation created by adjoining road reservations, while improving housing choice within the West Swan locality.

The proposed R60 coding will also improve the functional relationship between future residential development and the adjoining public open space to the north and north-east. A higher-density outcome will position a greater number of dwellings within direct outlook of the reserve, increasing passive surveillance and supporting its use as an active community asset. The additional built form opportunities associated with the R60 coding will enable future dwellings, balconies and habitable rooms to address the public realm, consistent with Crime Prevention Through Environmental Design principles and good urban design practice.

5.3.3 Future Lot Yield

Under the LSP 2B, it is projected that:

- Under the LSP, it is suggested that the overall area will produce an estimated 468 dwelling units

As previously mentioned, the R40 coding applies to only a minor portion of the overall LSP 2B area and creates an inconsistent density outcome within the Arthur Street corridor. Up-coding the subject site to R60 will support:

1. A modest and contextually appropriate increase in housing capacity in a location already identified for urban residential development. It is anticipated that there will be up to 9 additional dwellings that result. This is based on the below.

Density code	Average site area per multiple dwelling	Indicative yield (3,047 m ²)
R40 (current)	115 m ²	~26 dwellings
R60 (proposed)	85 m ²	~35 dwellings
Net change	—	+9 dwellings (approx.)

2. A transitional density between the activity corridor and lower-density residential development, with appropriate flexibility for built form, bulk and scale.
3. An improved business catchment, supporting the neighbourhood centre's future customer base.
4. Improved streetscape activation and passive surveillance of the adjoining public open space, Arthur Street and Dayton Boulevard through future built form that can address multiple frontages.

5.3.4 Variations to Lot Yield

Variations to the Residential Design Code allocation across LSP 2B to facilitate an increase in residential density may be supported following an amendment to LSP 2B in accordance with clause 5A.1.14 of the Scheme, or where the applicable Residential Design Code provisions are modified in accordance with an endorsed local planning policy, as applicable to the site.

Any proposals to increase the applicable Residential Design Code to then provide for higher dwelling yields are to consider, and be assessed with regard to:

- Impact on traffic generation such that should a significant increase in traffic then likely result, a modified traffic impact assessment report may be required and consideration then given to the recommendations within;

A detailed Traffic Impact Statement or Traffic Impact Assessment can be provided at the development application stage, once the final dwelling yield, access design and parking layout are known. At the structure plan amendment stage, the proposed recoding does not itself generate vehicle movements or alter the approved access framework. The site is also located on a planned road network intended to accommodate local movement associated with the residential estate and future neighbourhood centre. It is commented that the expected yield increase is anticipated to be less than 10 dwellings and as such less than 10 trips in a peak hour which is typically a trigger for a Traffic Impact Statement to be provided.

The amendment will not remove or weaken the existing access controls applying to the subject site, including restrictions on direct vehicular access to Dayton Boulevard and Arthur Street. Future access arrangements can therefore be resolved through detailed design in a manner that protects the function of the surrounding road network while allowing the site to accommodate an appropriate R60 residential outcome.

- Impact on the streetscape to ensure that garage domination would not then result;

The potential for garage-dominated streetscapes is a matter of detailed built form and access design rather than a consequence of the proposed density coding itself. The subject site's corner location and multiple frontages provide opportunities for future development to orientate dwellings toward the street and public open space, distribute access appropriately and deliver a positive streetscape interface.

- Ability to accommodate any additional car parking, including visitor parking, on site unless alternative agreed arrangements are made to Council's satisfaction;

Car parking requirements will be determined by the final dwelling yield and dwelling typology proposed at the development application stage. The proposed amendment does not remove the requirement to demonstrate compliant and functional parking provision. The site's proximity to the future local neighbourhood centre and planned public transport infrastructure also supports a higher-density residential outcome in this location.

- Achievement of appropriate vehicular access arrangements, noting that battleaxe legs are not generally supported, that roads such as Marshall Road and Arthur Street are not intended to accommodate direct driveway access and that additional driveway access opposite the primary school may cause further traffic conflict;

The proposed LSP amendment will not change the lot boundaries or facilitate a battleaxe lot arrangement. The amendment relates only to the applicable residential density coding and will not alter the access restrictions or road hierarchy established under the approved planning framework. Detailed access arrangements will be addressed at the subdivision or development application stage, as appropriate.

- Retention of an appropriate interface and transition to the rural hinterland to the east;

Not applicable. The subject site is not adjacent to the rural hinterland, and this criterion is not relevant to the proposed amendment.

- The impact of the gas pipeline easements and agreed setbacks, noting that a further increase in ownership and housing density across the affected land would result in the potential for additional maintenance and access issues for the gas pipeline operators; and,

Not applicable. The subject site is not impacted by a gas pipeline easement, and this does not need to be addressed as part of the amendment or future development of the site.

- Changes to residential density targets, contemporary planning principles and a review of population trends in the local area to ensure that housing provision continues to reflect good urban design outcomes and community needs.

The proposed amendment to Dayton Local Structure Plan No. 2B is consistent with the objectives of the City of Swan's Urban Housing Strategy (UHS), which supports increased residential densities in locations with access to infrastructure, public transport, shops, schools and employment opportunities. The subject site's dual frontage to Arthur Street and Dayton Boulevard, its proximity to the future local neighbourhood centre and its location within an established urban growth area provide the locational attributes necessary to support a higher-density residential outcome.

The amendment is further supported by the UHS objective of facilitating housing diversity and social inclusion through appropriately located medium-density development. The subject site is already serviced by planned urban infrastructure and sits within a local structure plan area intended to accommodate a mix of residential densities. Applying the R60 coding to this site will make more efficient use of existing and planned infrastructure while reinforcing the established pattern of R60 development adjoining Arthur Street.

6.0 OTHER CONSIDERATIONS

6.1 Acoustic

The subject site is not impacted by State Planning Policy 5.4 – Road and Rail Noise. The closest primary regional road is Drumpellier Drive, which is located more than 600 metres from the subject site.

6.2 Traffic

Traffic analysis in the form of a Traffic Impact Statement or Traffic Impact Assessment is not required as part of the proposed LSP amendment, as the amendment does not approve a specific development yield, change the existing access framework or introduce a new land use. Traffic impacts can be appropriately assessed at the development application stage when the final built form, dwelling numbers, access design and parking arrangements are known. In this context:

- There will be no changes to the existing access points.
- No land use or development is proposed as part of this amendment and, as such, there will be no direct increase in vehicle trips from the site as a result of the proposed structure plan amendment.
- Traffic impact will be considered in greater detail as part of a development application.
- The surrounding road network has been planned to support residential development and access to the future local neighbourhood centre.
- The proposed amendment will not alter the access conditions for the subject site as prescribed under Schedule 2 – Additional Use No. 105 of LPS 17, which prohibits direct vehicular access or egress onto Dayton Boulevard or Arthur Street.

6.3 Servicing

The subject site has access to reticulated water, sewer and power infrastructure in the surrounding area. These services can support the future development of the site, subject to detailed design and extension requirements at the subdivision and development stages. In this regard, the availability of servicing is appropriate to support the proposed structure plan amendment.

6.4 Heritage

The subject site is not identified as having any heritage value and as such this is not a relevant planning consideration in the assessment of the proposed amendment.

6.5 Bushfire

The subject site is not identified as bushfire prone and, as such, there is no requirement for a Bushfire Management Plan to be provided as part of the proposed structure plan amendment.

6.6 Water Management

The proposed amendment is limited to a density code change over the subject portion of Lot 800 and does not alter the endorsed structure plan's road network, indicative lot layout, drainage strategy or the disposition of public open space. The developable area and the fundamental stormwater and drainage principles established at the structure planning stage remain unchanged.

The precinct is already governed by the endorsed Dayton Local Structure Plan 2B and its supporting Local Water Management Strategy (LWMS), which establishes the water management framework for the area. A change in density code of this nature does not materially alter the total developable area or the drainage principles established by that strategy, and can be accommodated within the existing framework.

Detailed, site-specific water management matters — including stormwater management, water quality and quantity targets and localised drainage design — are conventionally and most appropriately resolved at the subdivision or DA stage through the preparation of an Urban Water Management Plan (UWMP) or Stormwater Management Plans. On this basis, it is submitted that the amendment can be contemplated without further detailed water management reporting at the amendment stage, with those matters appropriately deferred to the subsequent subdivision UWMP.

7.0 JUSTIFICATION

The proposed amendment to the Dayton Local Structure Plan No. 2B will provide the following planning outcomes:

1. The proposed amendment to apply the R60 density coding is consistent with the established residential density context within the LSP 2B area. R60-coded development is already applied to comparable lots along Arthur Street, and the subject site's current R40 coding represents an anomaly within the broader density pattern along this activity corridor. The proposed amendment will correct that inconsistency, better reflect the site's corner location and deliver a coherent built form outcome along Arthur Street.
2. The subject site's dual frontage to Arthur Street and Dayton Boulevard makes it particularly well suited to medium-density residential development. Corner lots with multiple frontages are generally more capable of accommodating additional residential intensity because they provide improved opportunities for street-oriented built form, passive surveillance, public-realm activation and

coordinated access and parking design. The current R40 coding limits the site's ability to realise these advantages.

3. The proposed amendment is consistent with the objectives of Special Use Zone No. 11 under Local Planning Scheme No. 17. The increase in residential density will encourage a greater variety of dwelling types within the estate, improve the relationship between housing, public open space and future local services, and contribute to a functional and cohesive community outcome consistent with orderly and proper planning.
4. The proposed amendment is consistent with the City of Swan's Urban Housing Strategy (UHS), which supports higher residential densities in locations with good access to existing infrastructure, public transport, schools, shops and centres of employment. The subject site's proximity to the future local neighbourhood centre, its position along a primary distributor road, and its access to reticulated services and community facilities make it an appropriate location for increased residential density.
5. The proposed amendment will not result in adverse land use planning impacts on the surrounding area. It does not alter the approved lot boundaries, access restrictions, road layout or provision of public open space within the LSP 2B area. Matters such as built form, access, parking, servicing, overshadowing and interface with adjoining land uses will remain subject to detailed assessment through the development application process.
6. On balance, the proposed amendment represents a logical and well-founded planning outcome. The R60 coding provides a proportionate increase in density that is supported by the site's location, accessibility, frontage conditions and relationship to future local services and public open space. It will improve housing diversity, strengthen the residential catchment for the future neighbourhood centre, reinforce the density pattern along Arthur Street and deliver a more effective interface with the adjoining public realm.

8.0 CONCLUSION

In light of the above, the proposed amendment to Dayton Local Structure Plan No. 2B to increase the residential density coding of the subject site from R40 to R60 is considered appropriate and justified having regard to the site's planning context, locational attributes and role within the broader Dayton estate. The proposed recoding will resolve an inconsistency in the density pattern along Arthur Street, support a more diverse and medium-density residential outcome, and make efficient use of a corner site with dual street frontage, public open space frontage and proximity to the future local neighbourhood centre.

The amendment will not alter the approved road layout, access restrictions, lot configuration or public open space network and will allow detailed matters such as traffic, parking, servicing and built form interface to be appropriately addressed at the development application stage. Accordingly, the proposed amendment warrants favourable consideration and subsequent approval by the City of Swan and the Western Australian Planning Commission.

ATTACHMENT 1 – Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2978

835

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 800 ON DEPOSITED PLAN 415757

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

KH PROPERTIES (AUSTRALIA) PTY LTD OF 22 HILLWATER PROMENADE, BENNETT SPRINGS WA 6063
(AF 0347985) REGISTERED 18/2/2020

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 27A OF T. P. & D. ACT - SEE DEPOSITED PLAN 415757 AS CREATED ON DIAGRAM 75249.
2. N600464 EASEMENT TO CITY OF SWAN FOR DRAINAGE PURPOSES. SEE SKETCH ON DEPOSITED PLAN 415757. REGISTERED 13/4/2017.
3. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 415757
4. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 415757
5. O827140 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 5/8/2021.
6. Q776872 MORTGAGE TO PERPETUAL CORPORATE TRUST LIMITED REGISTERED 26/2/2026.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

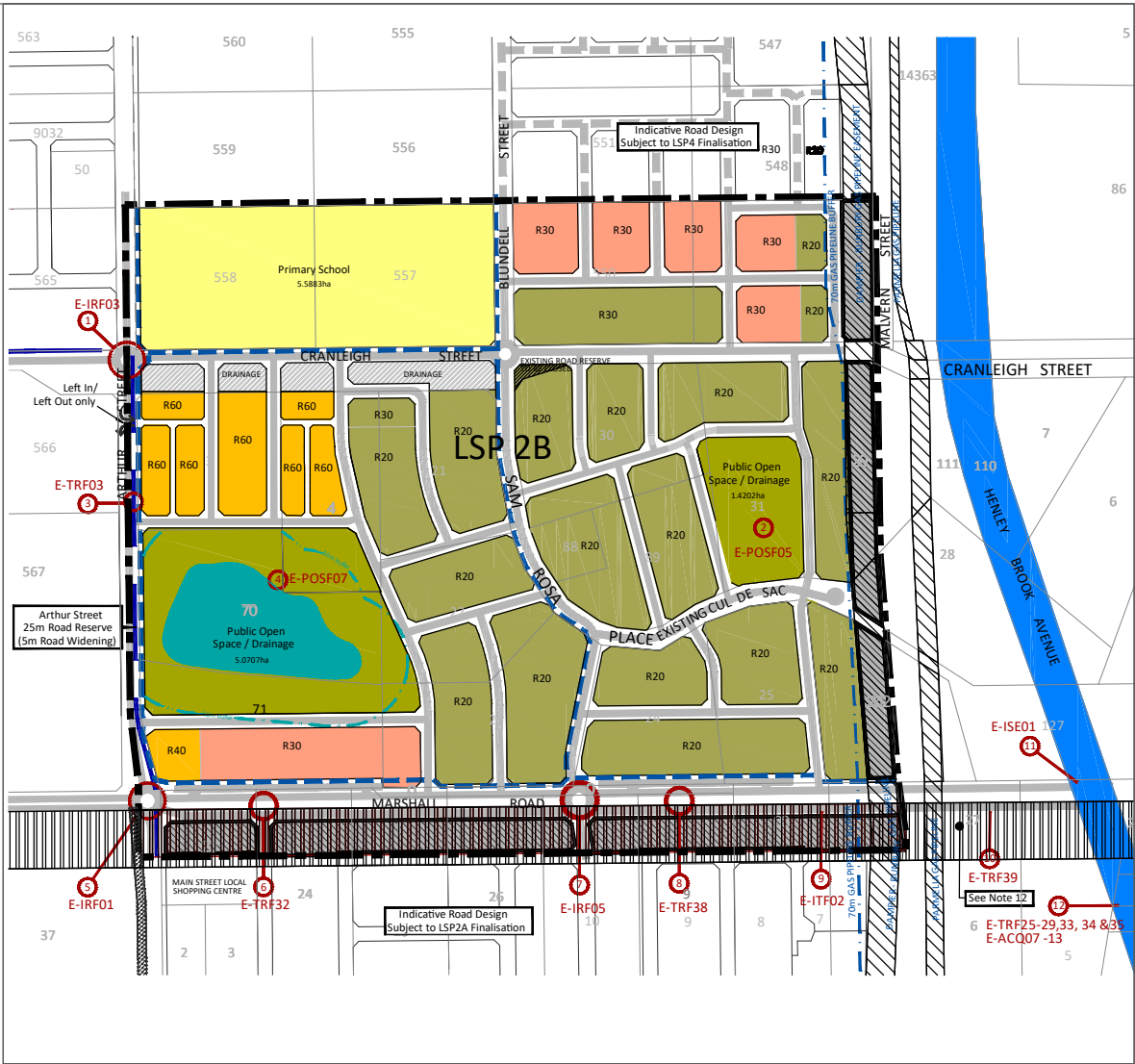
-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

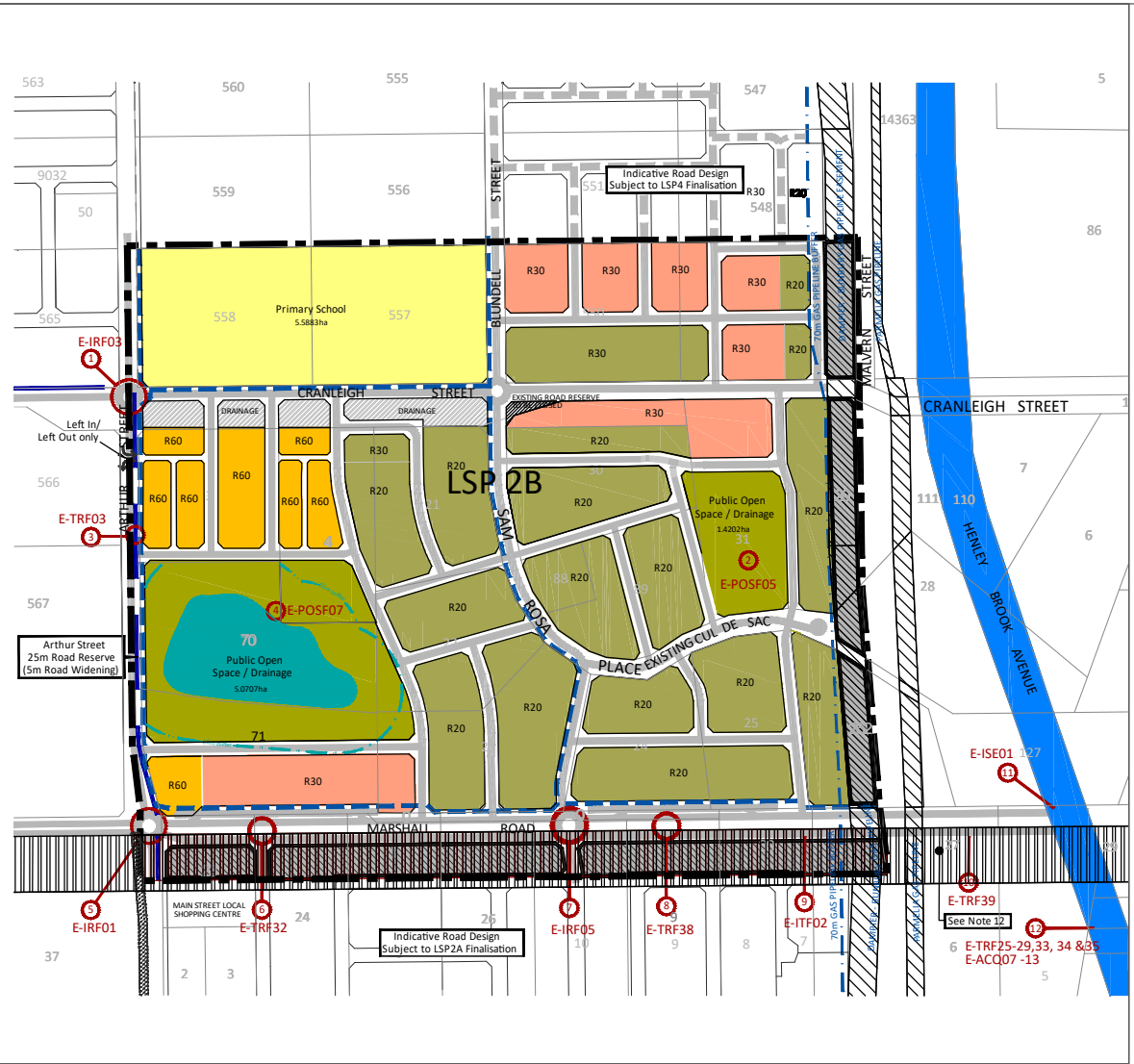
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP415757
PREVIOUS TITLE: 1933-980
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF SWAN

ATTACHMENT 2 – Structure Plan Amendment

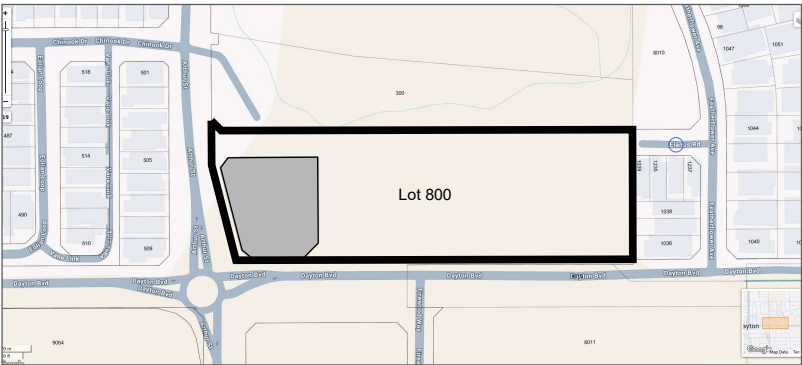


CURRENT STRUCTURE PLAN



MODIFIED STRUCTURE PLAN

- LEGEND
- Subject Area: LSP 2B
 - Residential Zone
 - Public Purpose Reserve Primary School
 - Public Open Space/Drainage
 - Resource Enhancement Wetland
 - 50m Wetland Buffer
 - MRS Other Regional Road
 - Indicative Carriageway
 - Activity Corridor - Home Based Business / Home Office Opportunities
 - Dual Use Path
 - Public Utility
 - 330KV Powerline Easement & Road Reserves
 - Gas Pipeline Easement
 - 70m Buffer to Parmelia Gas Pipeline
 - DCP Item (s6.2 Table 6)



LOCATION PLAN

LOCAL STRUCTURE PLAN AMENDMENT

LOT 800 ARTHUR ROAD DAYTON

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Urban Development Institute of Australia
WESTERN AUSTRALIA



Planning Institute Australia



CERTIFIED PRACTISING PLANNER

SCALE: 1:150 @ A3
DATE: 22nd MAY 2026
FILE: _22.05.2026.dwg
DRAW: - SB
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DYNAMIC PLANNING
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