

PROVISIONS

This Local Development Plan ('LDP') applies to Lot 9019 and Lot 9021 Orchard Avenue, Midvale (WAPC Ref :156105).

Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No. 17 and State Planning Policy 7.3 – Residential Design Codes (the 'R-Codes').

Development which meets the deemed-to-comply provisions of this LDP does not require a Development Application, as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

GENERAL

1. The requirements of R30 and R40 (as applicable) development set out in the R-Codes apply to this development, unless otherwise varied by the City of Swan Local Planning Framework.
2. Variations to the requirements of this LDP may be approved by the City of Swan at its discretion.
3. Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

BUILT FORM

4. Dwellings located on corner lots (including those with direct frontage to the Public Open Space) are to address both the primary and secondary street elevations. The entrance to the dwellings (except for Lots 1094 & 1111) may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both frontages with articulated building facades and major openings to provide passive surveillance.

UNIFORM FENCING

5. Visually permeable, uniform fencing is to be constructed by the developer along the boundary of Lots 1094 and 1111.
6. Where uniform fencing has been installed by the developer, modifications to fences are not permitted.

OPEN SPACE AND OUTDOOR LIVING


7. For Lots 1094 and 1111, outdoor living areas shall be provided as per the locations shown on this LDP.
8. The main outdoor living area is to be situated where mandated and accessed from a major opening to the primary living space.

GARAGE AND ACCESS

9. Where mandated, garages are to be located as designated on this LDP

APPROVAL










This Local Development Plan has been approved by the City of Swan, pursuant to Clause 52 of the Deemed Provisions, of the City of Swan Local Planning Scheme No. 17.

Signature  Date 20/06/2022

CITY OF SWAN
Planning Information
 ECM Doc Set ID: 7251686
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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 The City makes every attempt to keep its published records up to date; however the subject document may have been superseded by a more recently approved document.



LEGEND

-  LOTS SUBJECT TO THIS LDP
-  PUBLIC OPEN SPACE
-  RESIDENTIAL - R30
-  RESIDENTIAL - R40
-  PRIMARY DWELLING ORIENTATION
-  SECONDARY DWELLING ORIENTATION
-  VISUALLY PERMEABLE UNIFORM FENCING
-  MANDATORY OUTDOOR LIVING AREA
-  DESIGNATED GARAGE LOCATION



LOCAL DEVELOPMENT PLAN
 STAGE 3, ORCHARD ESTATE
 MIDVALE

DRAFT

SCALE @ A3: 1:1250

9472-LDP-01-B

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