

Our Ref: LDP/11/2024

2 December 2024

Rowe Group  
Level 3, 369 Newcastle St  
NORTHBRIDGE WA 6003

Via email: [Chris.Green@rowegroup.com.au](mailto:Chris.Green@rowegroup.com.au)

Dear Sir

**LOCAL DEVELOPMENT PLAN – LOTS 355 & 356 ORCHARD AVENUE & LOT 9023  
DALAROO BOULEVARD & LOT 9020 FARRALL ROAD MIDVALE WA 6056 – WAPC 162698**

Further to your recent request for Council's endorsement of the Local Development Plan relating to Lots 355 & 356 Orchard Avenue & Lot 9023 Dalaroo Boulevard & Lot 9020 Farrall Road MIDVALE WA 6056, I advise that the Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

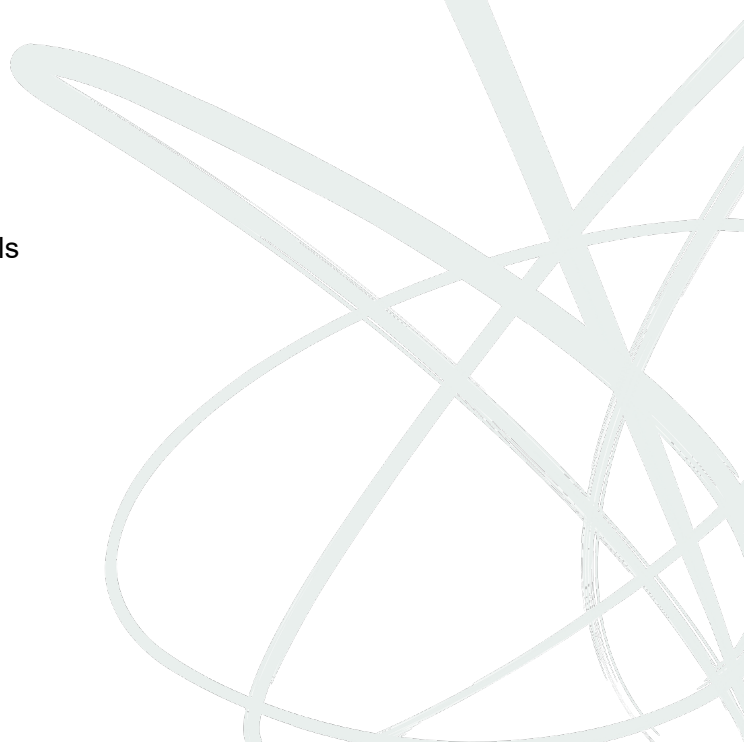
A copy of the approved plan is enclosed for your information.

Should you have any queries regarding this matter, please do not hesitate to contact Laura O'Shea on 08 9278 9635 or via [Laura.O'Shea@swan.wa.gov.au](mailto:Laura.O'Shea@swan.wa.gov.au).

Yours faithfully



**Celina Chave**  
Coordinator, Development Assessment & Appeals  
STATUTORY PLANNING



## PROVISIONS

This Local Development Plan ('LDP') applies to lots 355, 356 & 9021 Orchard Avenue, Midvale (WAPC 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

- The requirements of R30 and R60 (as appropriate) development set out in the R-Codes apply to this development, unless otherwise varied by the City of Swan Local Planning Framework.
- Variations to the requirements of this LDP may be approved by the City of Swan at its discretion.
- Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

## GARAGE LOCATIONS

- Garages or Carports for Lot 541 may be setback:
  - Minimum of 12m from the primary street where a nil secondary street setback and a nil side boundary is proposed; or
  - Minimum of 1m from the primary street and a minimum of 4.5m from the secondary street.
  - Garages with vehicle access openings facing the secondary street must include openings and architectural treatments to the primary street elevation consistent with the primary elevation.
  - Reductions to the minimum setbacks will generally not be supported but may be considered on their merit where an application for Development Approval is supported by a Transport Impact Statement demonstrating acceptable vehicle sightline and safety measures can be achieved (responsibility of purchaser).
  - No direct vehicle access to Lot 541 is permitted from Farrall Road.
- Garages or Carports for Lots 526 and 540 are to be located as designated on this LDP.

## BUILT FORM

- Dwellings located on corner lots are to address both the primary and secondary street elevations. The entrance to the dwellings 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.


## NOISE MANAGEMENT

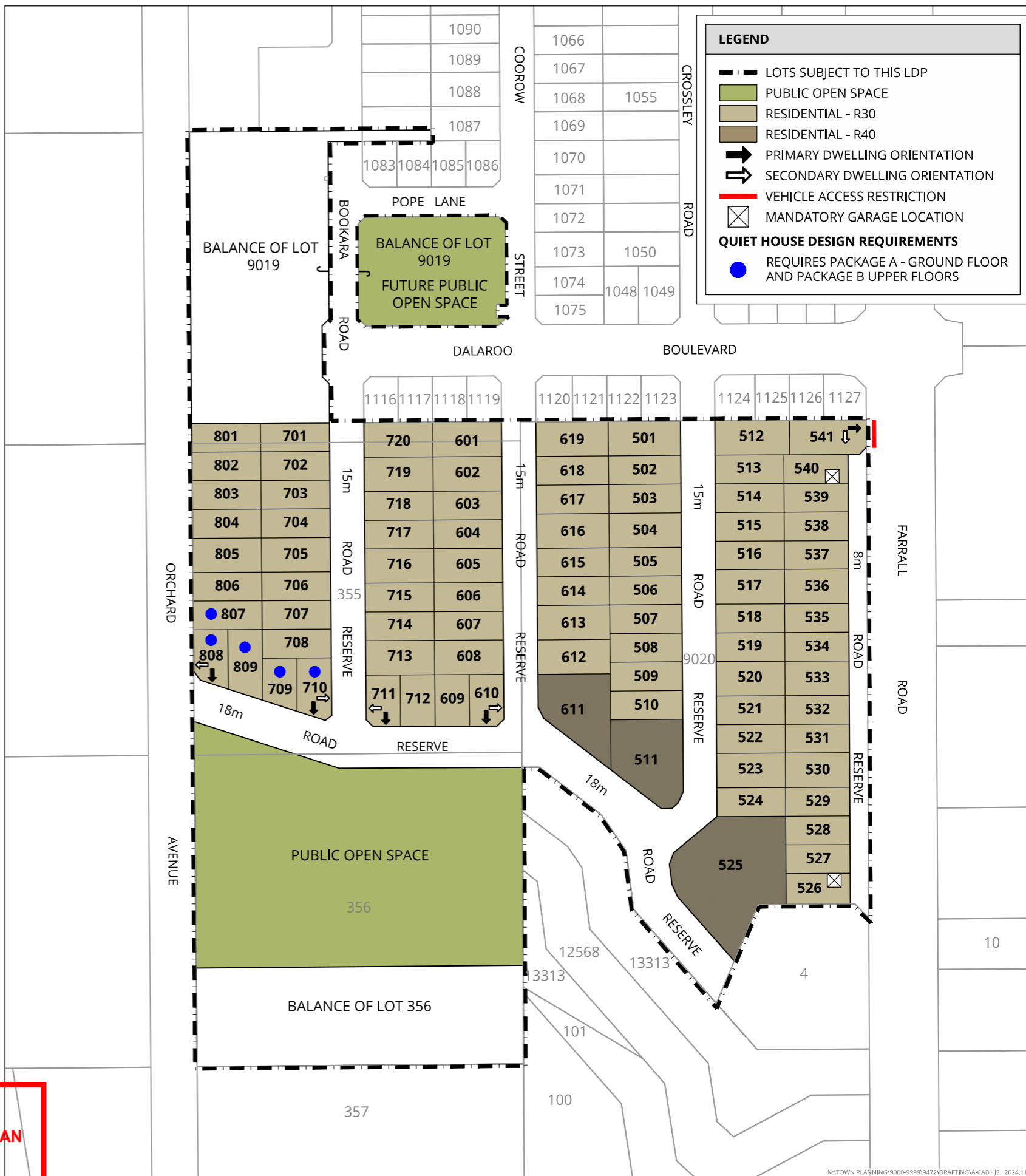
- Lots 709-710 & 807-809 are to be constructed in accordance with Noise Package A for ground floors and Noise Package B for upper floors.
- Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4) and Australian Standard 2107-2000.

## 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.

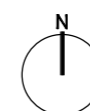
Signature \_\_\_\_\_ Date \_\_\_\_\_

CITY OF SWAN  
**APPROVED**  
**LOCAL DEVELOPMENT PLAN**  
Reference No.: LDP-11/2024  
Approval Date: 03 Dec 2024  
Expiration Date: 03/12/2034  
(unless revoked earlier)  
  
Celina Chave  
DELEGATED AUTHORITY OFFICER



## LOCAL DEVELOPMENT PLAN

LOTS 355, 356 & 9019 ORCHARD AVENUE AND LOT 9020 FARALL ROAD  
MIDVALE



0 50 m  
SCALE @ A3: 1:2000  
**9472-LDP-03-C**

DRAWN: WC  
DATE CREATED: 2024.11.29  
PROJECTION: MGA50 GDA94  
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