

Our Ref: LDP/25/2024

2 May 2025

Element Advisory Pty Ltd
PO Box 7375
CLOISTERS SQUARE PO WA 6850

Via Email: matt.raymond@elementadvisory.com.au

Dear Sir/Madam

LOCAL DEVELOPMENT PLAN – LOT 9009 EVELINE RD VIVEASH (PROPOSED LOTS 204-206 CRANWOOD CRESCENT & 207 SURREY WAY) – LDP-25/2024

Further to your recent request for Council's endorsement of the Local Development Plan relating to Lot 9009 Eveline Rd VIVEASH (Proposed Lots 204-206 Cranwood Crescent & 207 Surrey Way), 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.

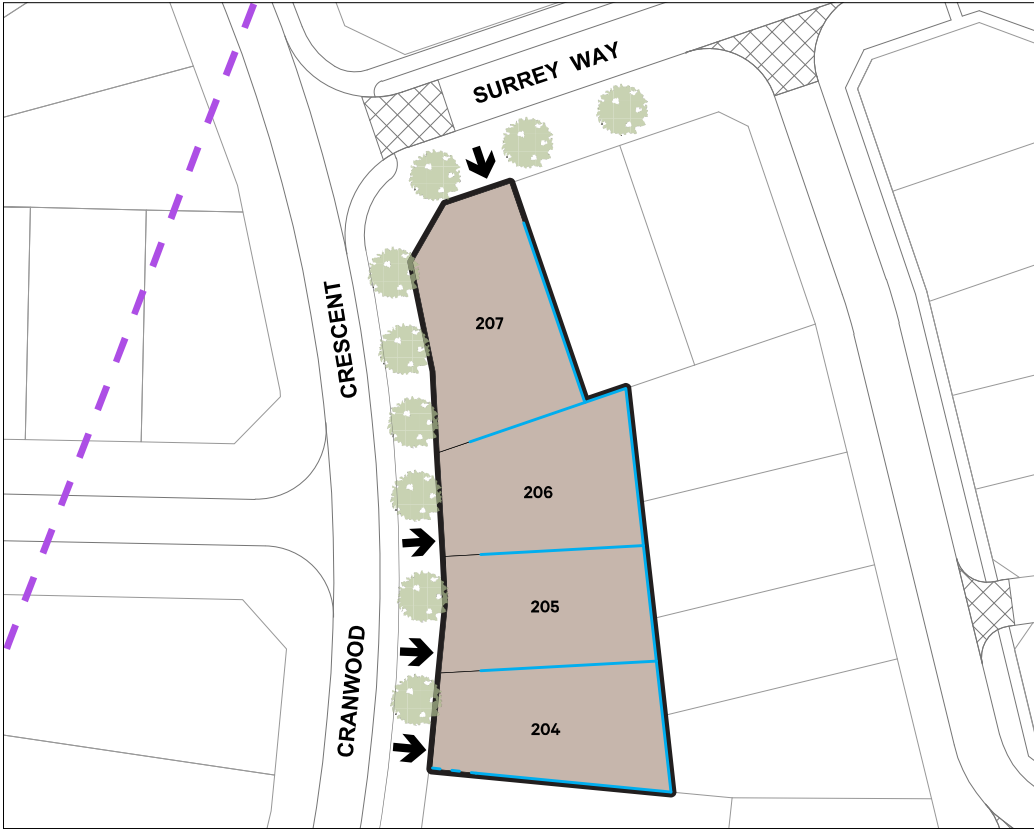
Should you have any queries regarding this matter, please do not hesitate to contact Laura O'Shea on 08 9278 9635 or via Laura.OShea@swan.wa.gov.au

Yours faithfully

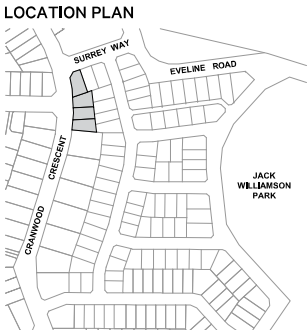


Celina da Costa
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

LOCAL DEVELOPMENT PLAN - LOTS 204-206 CRANWOOD CRESCENT & LOT 207 SURREY WAY, VIVEASH



- LEGEND**
- LDP Boundary
 - Residential R20
 - Indicative Crossover Location
 - Indicative Street Trees
 - Rural Fence 1200mm high
 - Colorbond Fence 1800mm high
 - ANEF 20-25 Contour



RESIDENTIAL DESIGN CODE VARIATIONS

Residential R20

The development standards applicable to R20 under *State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes)* apply to lots designated a density code of R20 in this LDP with the exceptions identified under this Local Development Plan.

1. Front Setback

- (a) A variation to Clause 5.1.2 Street Boundary Setback, Deemed-to-comply C2.1(i) applies to the subject lots. The variation permits a 3m setback to the front boundary. No averaging of the front setback is required.

2. Open Space and Outdoor Living Area

- (a) A variation to Clause 5.1.4 Open Space, Deemed-to-comply C4 and Clause 5.3.1 Outdoor Living Areas, Deemed-to-comply C1.1(i) applies to the subject lots. The variation permits a minimum of 40% of the lot size to be provided as Open Space, subject to an Outdoor Living Area of a minimum of 35sqm being provided on the lot.

DEVELOPMENT PROVISIONS

1. Quiet House Design

- (a) The lots are situated in the vicinity of Perth Airport and may experience aircraft noise nuisance. Noise exposure levels are likely to increase in the future. It is suggested that landowners consider incorporating the following noise insulation in the construction of dwellings in accordance with the approved Noise Management Plan to reduce aircraft noise, however this is not mandatory:
- Walls to achieve Rw+Ctr 45 construction;
 - Roof/ceiling to achieve Rw+Ctr 35 construction;
 - All external glazing to be minimum 6mm thick;
 - External windows to habitable rooms be fixed or awning style with acoustic seals;
 - External sliding doors, bi-fold doors or similar to be fitted with acoustic seals;
 - Timber entry door or timber door to habitable rooms to be minimum 35mm thick, solid timber core with full perimeter acoustic seals; and
 - Air-conditioning recommended with fresh air intakes to allow windows to be closed.

2. Crossovers and Garages

- (a) Designated crossover locations apply to lots as shown on the LDP map.
- (b) Crossovers and driveways are to avoid existing trees identified on the LDP map.

CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN

Reference No.: LDP-25/2024
Approval Date: 02 May 2025
Expiration Date: 2 May 2035
(unless revoked earlier)


Celina da Costa
DELEGATED AUTHORITY OFFICER

This plan has been approved by the City of Swan on the _____ in accordance with Schedule 2, Part 6, Clause 52 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

Authorised officer

SUMMARY OF AMENDMENTS

No	Summary of Amendment	Date Endorsed
A		
B		



Date: 30 Jan 2025 Scale: NTS @ A4
File: 21-742 LDP1-2 Staff: LC Checked: MR
Revision: D 30.01.25
- -
- -

element.

Level 10, 191 St Georges Terrace, Perth Western Australia 6000.
PO Box 7375 Cloisters Square, Perth Western Australia 6850.
T: +61 8 9289 8300 | E: hello@elementwa.com.au elementwa.com.au