

Our Ref: LDP/10/2024

30 April 2025

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

Dear Sir/Madam,

**LOCAL DEVELOPMENT PLAN – LOT 9009 EVELINE ROAD, VIVEASH WA 6056 – LDP-10/2024**

Further to your recent request for Council's endorsement of the Local Development Plan relating to Lot 9009 Eveline Road, VIVEASH 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 da Costa**  
Coordinator, Development Assessment & Appeals  
STATUTORY PLANNING

# LDP-10/2024 - RIVERMARK AREA 3 SUBDIVISION, VIVEASH (R20 - R30 LOTS)



**CITY OF SWAN  
APPROVED  
LOCAL DEVELOPMENT PLAN**

Reference No.: LDP/10/2024  
Approval Date: 30 Apr 2025  
Expiration Date: 30/04/2035  
(unless revoked earlier)

## SUMMARY OF AMENDMENTS

No	Summary of Amendment	Date Endorsed
A		

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

## 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 exception of:

#### 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.

#### 3. Garages (Lot with street frontage of 12m or less: Lot 162)

- (a) A variation to Clause 5.2.2 Garage width, Deemed-to-comply C4 applies to the subject lots. The variation permits a double garage, to a maximum width of 6m as viewed from the street, subject to:
- Garage setback a minimum of 0.5m behind the building alignment;
  - A major opening to a habitable room directly facing the primary street; and
  - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m.

### Residential R30

The development standards applicable to R-MD-R30 under the City of Swan Local Planning Policy: Variation to deemed-to-comply requirements of the R-Codes Medium Density Single House Development Standards (POL-LP-011) apply to lots designated Residential R30 in this LDP.

### Tree Protection Provisions

Retained trees, as shown on the LDP map are identified indicatively. Tree retention and new tree planting is to support the protection of significant biodiversity values, the consolidation of fauna habitat and ecological linkages and the achievement of an urban canopy coverage across Area 3.

Best practice shall be implemented during subdivision and development stages to retain the trees identified on the LDP map. Factors that may mitigate retention include natural attrition, unintended impacts of servicing requirements, bushfire risk management, public safety and subdivision design or development requirements.

An Arborist Report shall be prepared to confirm tree Structure Root Zones (SRZ) and Tree Protection Zones (TPZ) in accordance with Australian Standards. Where an encroachment is sought, the landowner is to consult and obtain the written approval of a qualified arborist during the design phase and prior to submitting an application with the City.

## 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 and garage locations apply to Lots as shown on the LDP map.
- (b) Garages on neighbouring lots are to be co-located where possible to promote visual diversity.



Date: 2 Apr 2025 Scale: NTS @ A4  
File: 21-742 LDP1-4 - Staff: LC  
Revision: G 02.04.25  
Checked: MR

**element.**

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