

City Ref: LDP/31/2020/B

2 February 2023

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

Dear Sir/Madam

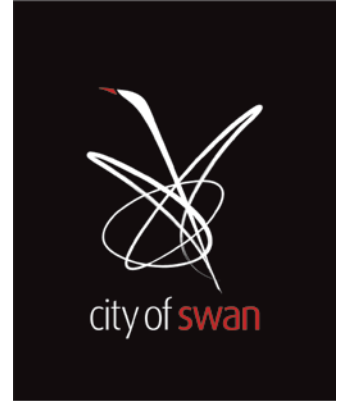
**LOCAL DEVELOPMENT PLAN – LOTS 103-104 (NO.321) GREAT NORTHERN HIGHWAY,  
MIDDLE SWAN -**

Further to your recent request for Council's endorsement of the amended Local Development Plan relating to Lots 103-104 (No.321) Great Northern Highway, MIDDLE SWAN, I advise that the amended 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.

Chris Fudge  
**Coordinator, Development Assessment & Appeals  
STATUTORY PLANNING**



**Enquiries (08) 9267 9267**

2 Midland Square, Midland  
PO Box 196, Midland WA 6936

 cityofswan

 cityofswanwa

[www.swan.wa.gov.au](http://www.swan.wa.gov.au)

# LOCAL DEVELOPMENT PLAN - CRANWOOD CRESCENT SUBDIVISION (STAGES 1 & 2)



## 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:

- Front Setback (Lots 53, 54 and 55)**  
A variation to Clause 5.1.2 Street Boundary Setback, Deemed-to-comply C2.1(i) applies to Lots 53, 54 and 55. The variation permits a 2m setback from the front boundary to the public open space.
- Boundary Setback (Lots 9 & 18 only)**  
A variation to Clause 5.1.3 Lot Boundary Setback, Deemed-to-comply C3.2(ii) applies to Lots 9 and 18. The variation permits a nil setback to both side boundaries for a wall 3.5m or less in height, subject to a maximum length of 2/3 of the length of the boundary behind the street setback to one side boundary, and a maximum of 1/3 of the length of the boundary behind the street setback to the second side boundary.
- Open Space (Lots 53, 54 and 55)**  
A variation to Clause 5.1.4 Open Space, deemed-to-comply C4 applies to Lots 53, 54 and 55. The variation permits an Outdoor Living Area (OLA) of 10% of the lot size or 20m<sup>2</sup>, whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 3m length or width dimension. No other R-Codes site standards apply.
- Garages (Lots 53, 54 and 55)**  
A variation to Clause 5.2.1 Setbacks of garages and carports, Deemed-to-comply C1.3 applies to Lots 53, 54 and 55. The variation requires garages or carports be setback 0.5m from the rear (laneway) boundary.
- Garages (for R20 lots with street frontage 12m or less)**  
A variation to Clause 5.2.1 Setbacks of garages and carports, Deemed-to-comply C1.1 to C1.5 and Clause 5.2.2 Garage width, Deemed-to-comply C2 applies to R20 front loaded lots with a street frontage of less than 12m. 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;
  - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
  - No vehicular crossover wider than 4.5m where it meets the street.
 Lots with a frontage less than 10.5m or not compliant with above require single or tandem.

### Residential R25

The development standards applicable to R-MD-R25 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 R25 in this LDP. All other development standards applicable to R25 under the R-Codes apply to the lots designated Residential R25 in this LDP.

### Residential R60

The development standards applicable to R-MD-R60 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 R60 in this LDP. All other development standards applicable to R60 under the R-Codes apply to the lots designated Residential R60 in this LDP.

### General

Minor variations to the requirements of this LDP may be approved by the City of Swan. Unless otherwise defined on this LDP, all development shall be in accordance with the City of Swan Local Planning Scheme No.17.

## DEVELOPMENT PROVISIONS

- Quiet House Design**  
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:
  - All external glazing to be minimum 6mm thick;
  - External windows to habitable rooms be fixed or awning style;
  - External sliding doors, bi-fold doors or similar to be fitted with acoustic seals; and
  - Timber entry door or timber door to habitable rooms to be minimum 35mm thick, solid timber core with full perimeter acoustic seals.
- Other**
  - Designated crossover locations apply to Lots 10, 12, 14, 15, 28, 29 and 43.
  - All soakwells must be located at the front of the lot

## SUMMARY OF AMENDMENTS

No	Summary of Amendment	Date Endorsed
A	<ul style="list-style-type: none"> <li>Boundary walls (Lots 9 &amp; 18) permitted to have nil setback to both side boundaries for a wall 3.5m in height or less.</li> <li>Open space (Lots 53-55) permitted to be an Outdoor Living Area (OLA) of 10% lot size or 20sqm.</li> <li>Garage width (Lots with street frontage less than 12m) permitted to have 6m maximum width.</li> <li>Inclusion of residential lot densities - mix of R20, R25 and R60 applied.</li> <li>R25 and R60 lots to benefit from application of City of Swan's Medium Density Residential LPP 11 RMD policy variations.</li> </ul>	11 November 2022
B	<ul style="list-style-type: none"> <li>Amending provision 1- primary street setback (facing the Public Open Space) to Lots 53, 54, 55 from minimum 6m to 2m.</li> <li>Amending provision 4 - setbacks to garages from 1.5m to 0.5m.</li> </ul>	2 February 2023

## ENDORSEMENT PANEL

CITY OF SWAN  
**APPROVED**  
 LOCAL DEVELOPMENT PLAN  
 LDP-31/2020/B  
 2 Feb 2023  
  
 Chris Fudge  
 DELEGATED OFFICER  
 STATUTORY PLANNING