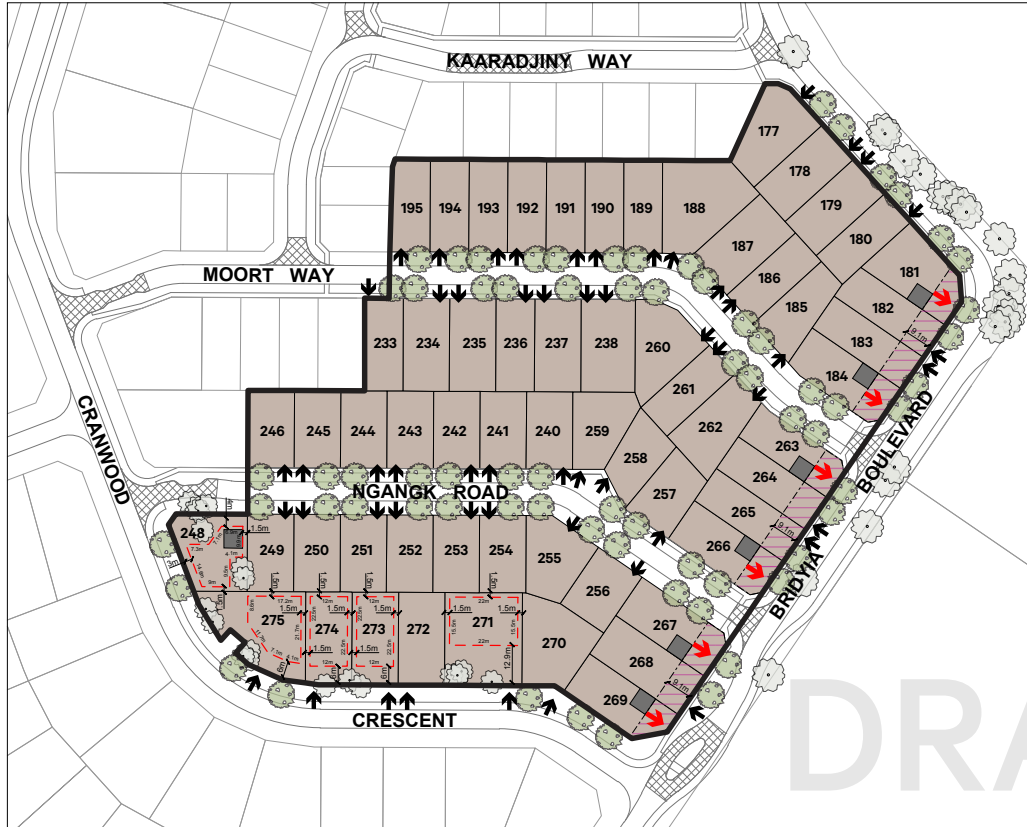


LDP - RIVERMARK AREA 3 SUBDIVISION, VIVEASH (LOTS 177-195, 233-246, 248-275)



LEGEND

- LDP Boundary
- Residential R20
- Building Envelope
- 9.1m BAL 29 setback
- Designated Garage Location
- Indicative Crossover Location
- Indicative Street Trees
- Existing Trees to be Retained
- Designated Primary Frontage

LOCATION PLAN



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 (excluding Lots 181-184, 248, 263-269, 271, & 273-275). 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: Lots 188 and 259)

- (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.

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.

3. Tree Protection

- (a) A restrictive covenant, to the benefit of the City of Swan pursuant to Section 129BA of the Transfer of Land Act 1893 has been placed on certificates of title for Lots 248, 271, & 273-275 identified under this Local Development Plan. The restrictive covenant advises of the existence of a restriction on the use of the land:
- No removal of mature trees shall be undertaken within the landscape setback area unless otherwise approved by the Local Government.*
- (b) Designated building envelopes are shown on this Local Development Plan (depicted by the dashed red line on the plan). Development is permitted within this area. To ensure the protection of the existing established trees along Cranwood Crescent, no development will be permitted outside of the designated building envelopes, with the exception of vehicle crossovers, associated driveways.
- (c) Minor encroachments into the Tree Protection Zone (TPZ) may be considered, subject to the review and approval of a qualified arborist. Refer to Tree Protection Plan. 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.

4. Fire Management (Lots 181-184 and 263-269)

- (a) No buildings or structures are permitted within the 9.1m Bushfire Attack Level (BAL 29) setback area.

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: 14 Apr 2025

Scale: NTS @ A4

File: 21-742 LDP1-3

Staff: LC

Checked: MR

Revision: C

30.04.25

element.

Level 18, 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