

Our Ref: LDP/22/2024

22 April 2025

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

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

Dear Sir

LOCAL DEVELOPMENT PLAN – LOT 9009 EVELINE ROAD VIVEASH WA 6056

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Lot 9009 Eveline Road VIVEASH WA 6056, I advise that the revised Local Development Plan has now been approved under delegated authority of the Council of the City of Swan.

A copy of the approved plans are 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

Yours faithfully

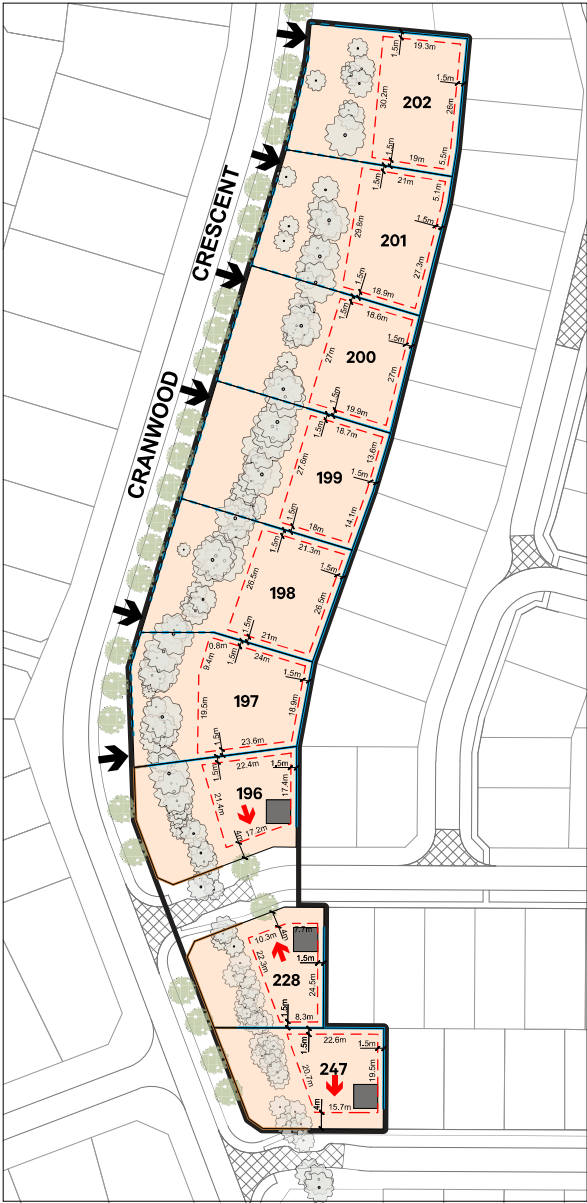


Celina da Costa
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

Enc.



LDP-22/2024 - LOTS 196-202, 228 & 247 CRANWOOD CRESCENT, VIVEASH



LEGEND

- LDP Boundary
- Residential R10
- Building Envelope
- Designated Garage Location
- Mandatory Crossover Location
- Indicative Street Trees
- Existing Trees to be Retained
- Designated Primary Frontage
- Rural Fence 1200mm high
- Feature Brick Wall
- Colorbond Fence 1800mm high

**CITY OF SWAN
APPROVED
LOCAL DEVELOPMENT PLAN**

Reference No.: LDP-22/2024
Approval Date: 22 Apr 2025
Expiration Date: 22 April 2035
(unless revoked earlier)

Celina da Costa
DELEGATED AUTHORITY OFFICER

LOCATION PLAN

RESIDENTIAL DESIGN CODE VARIATIONS

Residential R10
The development standards applicable to R10 under *State Planning Policy 7.3 - Residential Design Codes Volume 1 (R-Codes)* apply to lots designated a density code of R10 in this LDP with the exceptions identified under this Local Development Plan.

1. Building Setbacks

(a) A variation to Clause 5.1.2 Street Boundary Setback, Deemed-to-comply C2.1(i) applies to the subject lots.

Street	Requirement
Primary Street Setback To Cranwood Crescent	As per the designated building envelope (depicted by the dashed red line on the plan).
Rear Setback	1.5m minimum.
Secondary Street	4.0m minimum. Garages located on secondary streets are to be located in the designated garage location footprint (depicted as a grey square on the plan).

2. Crossovers, Driveways and Garages

(a) Crossovers and garages are to be located as identified on this Local Development Plan.
(b) Driveways to Lots 197-202 shall be a maximum width of 3m (to be spatially placed to avoid existing trees and associated root zones where practical). Driveways shall be no closer than 0.5m from a side lot boundary.
(c) Crossovers and driveways are to avoid existing trees, as identified on this Local Development Plan.

DEVELOPMENT PROVISIONS

1. Feature Brick Wall (Lots 196, 228 & 247)

(a) The estate feature brick wall provided to Lots 196, 228 and 247 is not to be modified or removed without the prior approval of the City of Swan.

2. 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 the Lifestyle lots 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) For Lots 198, 200, 201, 202 and 228, 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 (dated 26 March 2025). 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.

3. 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 recommended 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:

- (a) Walls to achieve Rw+Ctr 45 construction;
- (b) Roof/ceiling to achieve Rw+Ctr 35 construction;
- (c) All external glazing to be minimum 6mm thick;
- (d) External windows to habitable rooms be fixed or awning style with acoustic seals;
- (e) External sliding doors, bi-fold doors or similar to be fitted with acoustic seals;
- (f) Timber entry door or timber door to habitable rooms to be minimum 35mm thick, solid timber core with full perimeter acoustic seals; and
- (g) Air-conditioning recommended with fresh air intakes to allow windows to be closed.

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

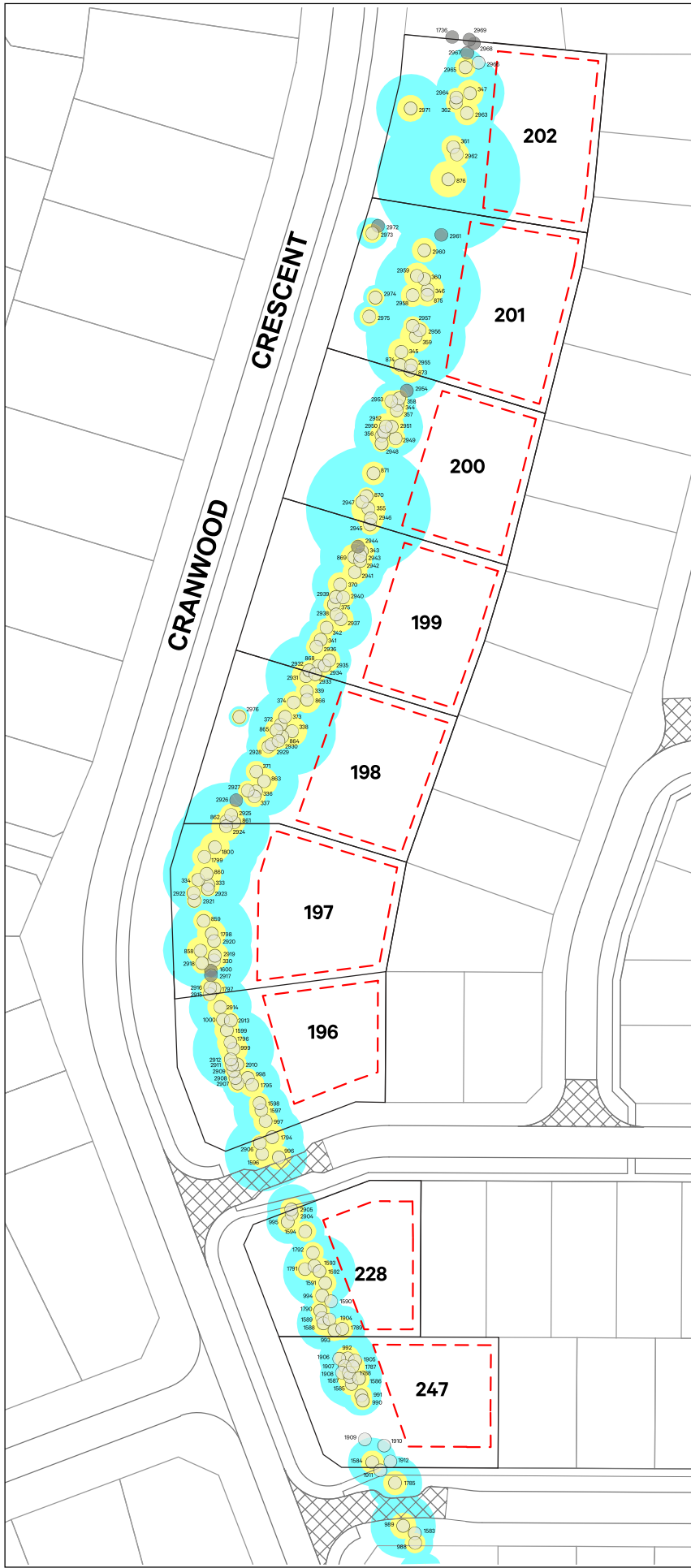
No	Summary of Amendment	Date Endorsed
A		
B		



Date: 26 Mar 2025 Scale: NTS @ A4
File: 21-742 LDP1-1 Staff: LC Checked: MR
Revision: J 26.03.25
- -
- -



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LEGEND

- LDP Boundary
- Building envelope
- Existing tree to be retained
- Existing tree to be removed to facilitate driveway
- Structural Root Zone (SRZ)¹
- Tree Protection Zone (TPZ)¹

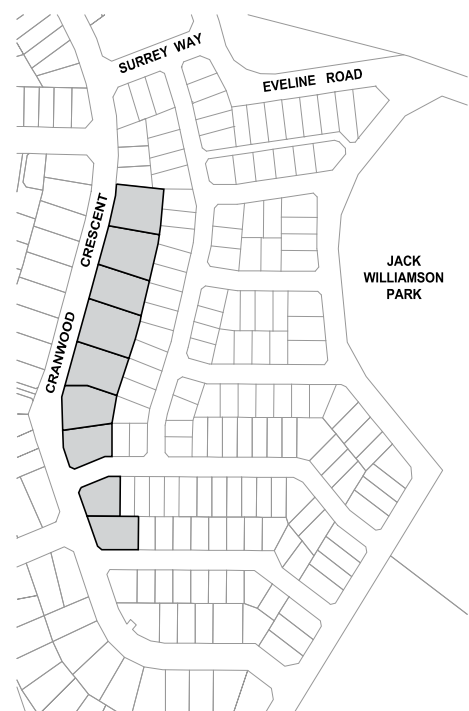
Note:

- The SRZ and TPZ are defined in the arborist reports (prepared by Arborite Tree Management Solutions, dated 9 December 2024 and 6 February 2025). The reports note that incursions can be considered within these areas subject to arborist input.

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DELEGATED AUTHORITY OFFICER

LOCATION PLAN



Tree Protection Plan

Stage 3, Rivermark
Lot 9009 Evelyn Road, Viveash



Date: 26 Mar 2025

File: 21-742 LDP1 5-

Revision: E

Scale: NTS @ A4

Staff: LC

Updated 26.03.25

NTS @ A2

Checked: MR

element.

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