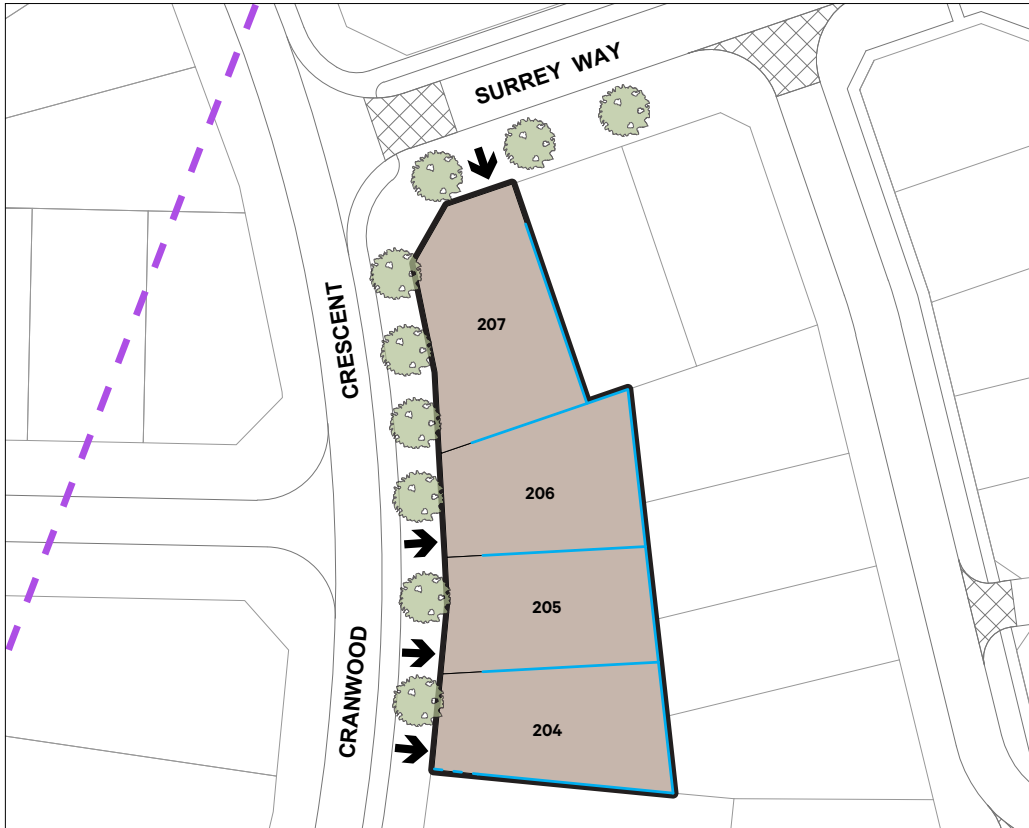


LOCAL DEVELOPMENT PLAN - LOTS 204-206 CRANWOOD CRESCENT & LOT 207 SURREY WAY, VIVEASH



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 4m setback to the front boundary.

2. Open Space

(a) A variation to Clause 5.1.4 Open Space, Deemed-to-comply C4 applies to the subject lots. The variation permits a minimum of 45% of the lot size to be provided as Open Space.

3. Outdoor Living Areas

(a) A variation to Clause 5.3.1 Outdoor Living Areas, Deemed-to-comply C1.1(i) applies to the subject lots. The variation permits a minimum outdoor living area of 35sqm.

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.

LEGEND

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

LOCATION PLAN



DRAFT

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: 28 Nov 2024 Scale: NTS @ A4
 File: 21-742 LDP1-2 - Staff: LC
 Revision: B 28.11.24

Checked: MR

element.

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