

Our Ref: LDP/11/2025

16 January 2026

SLR Consulting Australia Pty Ltd Element Advisory
Level 1/500 Hay St
SUBIACO WA 6008

Via Email: matt.raymond@slrconsulting.com

Dear Sir

LOCAL DEVELOPMENT PLAN – LOT 9504 CRANWOOD CRESCENT, VIVEASH WA 6056 -

Further to your recent request for Council's endorsement of the Local Development Plan relating to Lot 9504 Cranwood Crescent, 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.

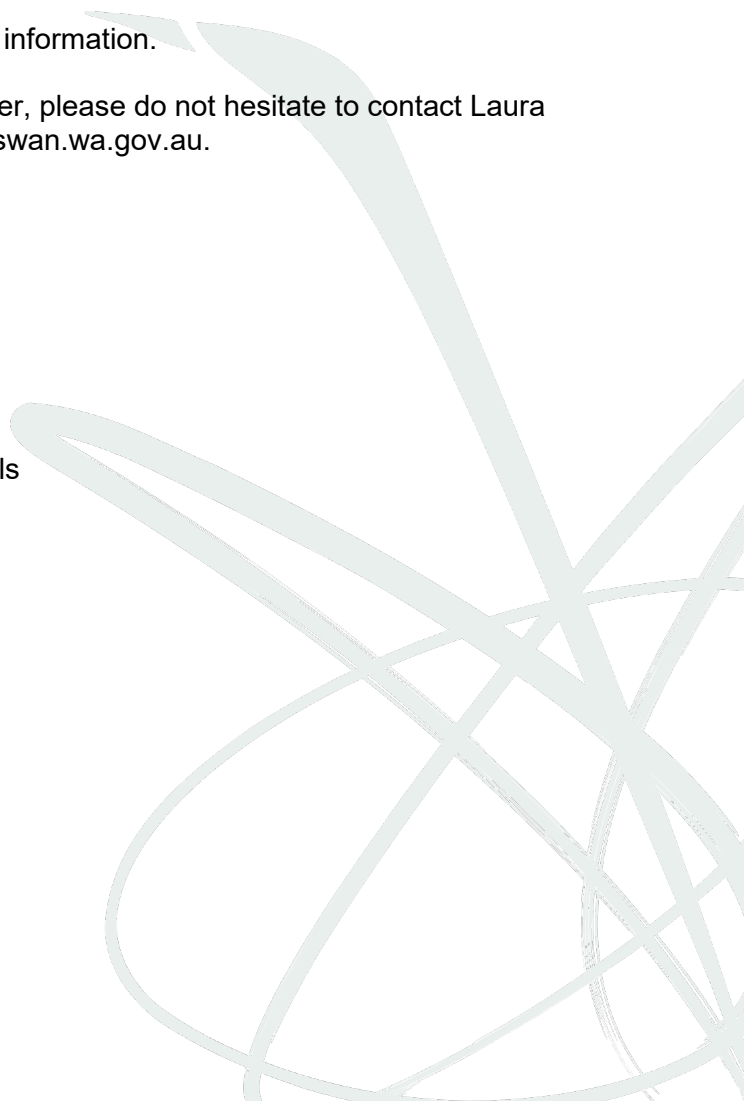
A copy of the approved plan is enclosed for your information.

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.

Yours faithfully



Celina da Costa
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING



LDP - RIVERMARK AREA 3 SUBDIVISION, VIVEASH (LOTS 177-195, 233-238, 240-246, 249-269)



LEGEND

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

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, and Lots 263-269). 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. 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.

4. Feature Brick Wall (Lot 269)

- (a) The estate feature brick wall provided to Lot 269 is not to be modified or removed without the prior approval of the City of Swan.

CITY OF SWAN APPROVED LOCAL DEVELOPMENT PLAN

This plan relates to the approval to
commence development dated:

16 Jan 2026

No.: 1 of 1

Ref.: LDP-11/2025

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

SUMMARY OF AMENDMENTS

No	Summary of Amendment	Date Endorsed
A		
B		



Date: 20 Oct 2025

Scale: NTS @ A4

File: 21-742 LDP1-3 - Staff: LC

Checked: MR

Revision: E 28.07.25

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element.

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