

Our Ref: LDP/2021/8/D

6 October 2025

CLE Town Planning and Design
PO Box 796
SUBIACO PO WA 6904

Via Email: alexj@cleplan.com.au

Dear Sir

LOCAL DEVELOPMENT PLAN No.4 – VARIOUS LOTS, BRABHAM WA 6055

Further to your recent request for Council's endorsement of the revised Local Development Plan relating to Various lots, BRABHAM WA 6055, 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 plan is enclosed for your information.

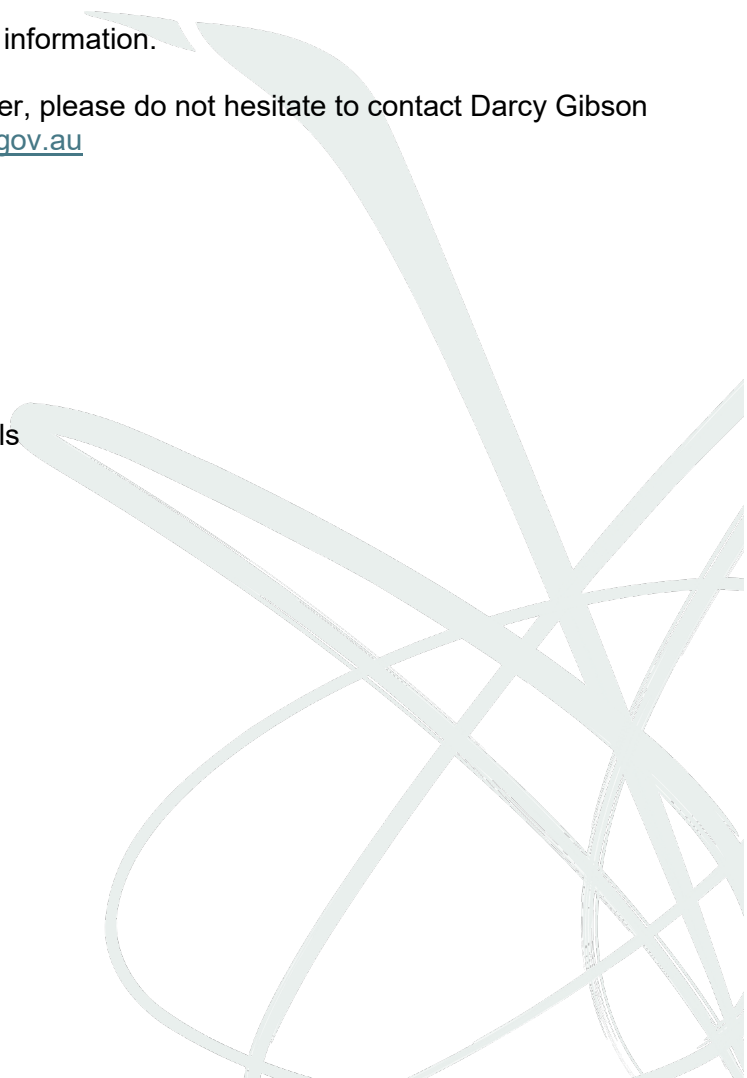
Should you have any queries regarding this matter, please do not hesitate to contact Darcy Gibson on 08 9267 9030 or via darcy.gibson@swan.wa.gov.au

Yours faithfully



Celina da Costa
Coordinator, Development Assessment & Appeals
STATUTORY PLANNING

Enc.



General

Unless provided for below, the provisions of the City of Swan Local Planning Scheme No.17, the First Stage Brabham Local Structure Plan, the Residential Design Codes Volume 1 (R-Codes) and POL-LP-11 Variation to deemed-to-comply requirements of the R-Codes - Medium density single house development standards (R-MD Codes) apply.

This LDP operates in conjunction with the requirements of the R-Codes and R-MD Codes by applying additional controls or by varying 'Deemed-to-comply' requirements. Where this LDP varies any requirements of the R-Codes or R-MD Codes, compliance shall be deemed to constitute 'Deemed-to-comply' and neighbour consultation with respect to those items is not required.

1. This Local Development Plan has been prepared in accordance with Condition 13 of WAPC Subdivision Approval 159619, dated 28 October 2020 and Condition 9 of WAPC subdivision approval 200469, dated 3 October 2024.
2. This Local Development Plan applies Quiet House construction standards for noise-affected lots as identified on Lloyd George Noise Assessment dated 8 November 2024.
3. Modifications to the Quiet House construction standards may be approved by the City of Armadale where it can be demonstrated that the proposed development will be provided with an acceptable level of acoustic amenity. Any such modifications shall be specified in a Transportation Noise Assessment undertaken by a suitably-qualified consultant, to the satisfaction of the City.

Public Open Space (POS) Interface

4. Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has clear view of the POS.
5. Fencing along boundaries abutting POS shall have a maximum height of 1.8m and be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level where identified on this LDP.
6. Side boundary fencing to public open space may be solid to 1.8m where identified on this LDP.
7. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
8. All clothes drying and areas shall be screened from the POS.

Vehicle Access

9. Vehicle access is prohibited in locations as identified on this LDP.
10. Vehicle access and garage locations for all corner lots, excluding laneway lots, is permitted from either the primary or secondary street.

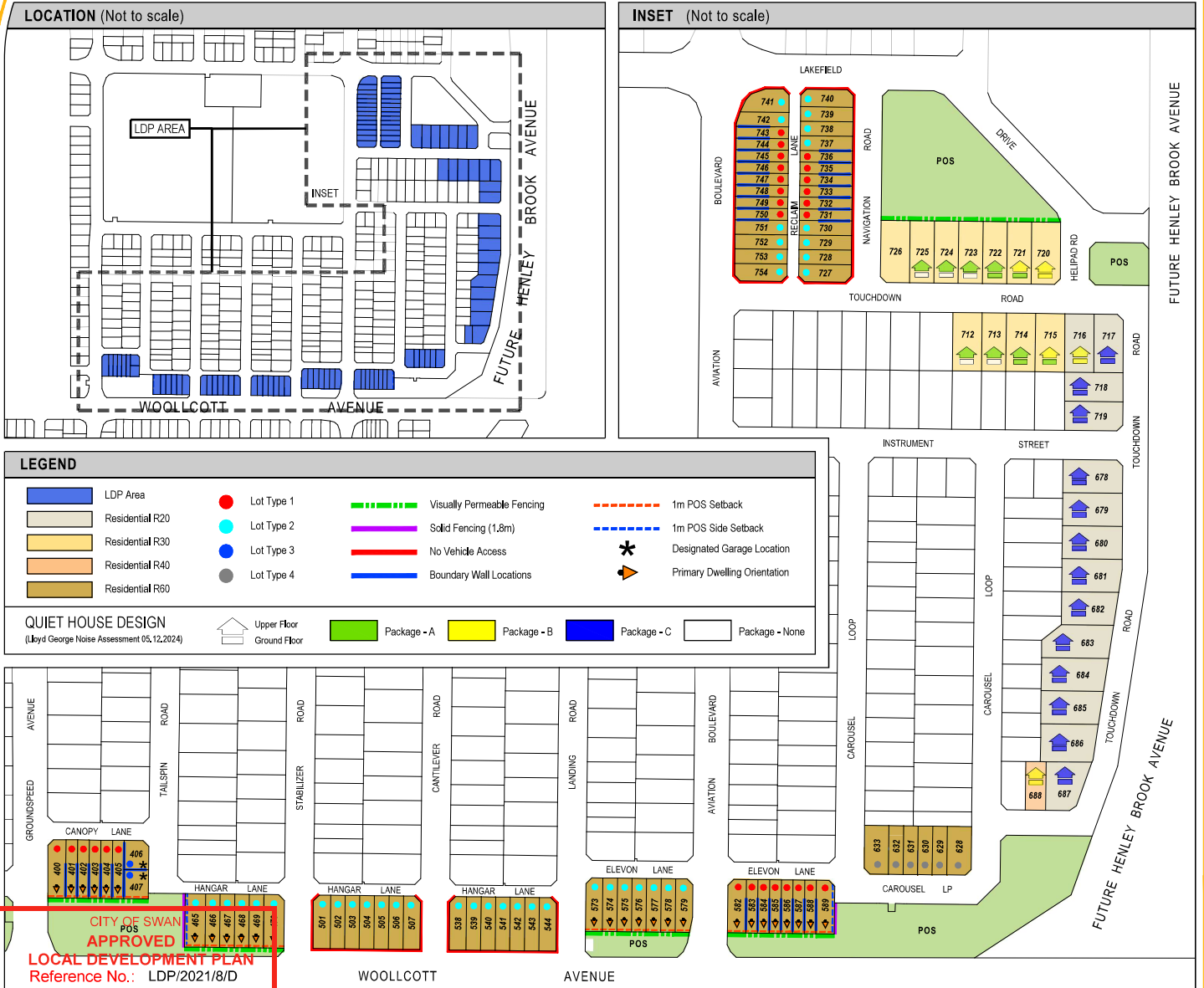
Waste Collection

11. For Lot Type 1 and 2, a 1.5m wide x 1m deep bin collection space shall be provided adjacent to the laneway.

Built Form Requirements

12. Refer attachments 1 & 2.

LOCAL DEVELOPMENT PLAN No.4



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Celina da Costa
DELEGATED AUTHORITY OFFICER

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ENDORSEMENT TABLE

City Ref. No.	
Delegated Officer, City of Swan	Date

This Local Development Plan has been approved under delegation in accordance with Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.



ATTACHMENT 1 - BUILT FORM REQUIREMENTS

Lot Type	Street Setbacks	Building Height / Lot Boundary Setbacks	Outdoor Living Area	Garage Setback	Parking	Overshadowing	Privacy
1 (6m rear loaded)	1m minimum, no average 0.5m to porch / veranda, no maximum length	<u>Building height</u> - As per R-Codes <u>Boundary Setbacks</u> - Boundary walls with a height of 3.5m or less are permitted to both side boundaries with no maximum length. - Boundary walls with a minimum height of 5.4m and a maximum height of 7m are permitted to both side boundaries (excluding secondary street boundaries) and are permitted for a maximum length of 60% of the length of the lot boundary in the locations identified on this LDP. - The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. - Buildings setback a minimum of 1m from boundaries abutting public open space.	- An outdoor living area with an area of 10% of the lot size or 20m², 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 outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. - The Outdoor Living area has a minimum dimension of 3m. - No other R-Code site cover, outdoor living area or landscaping requirements apply.	Garages shall be setback a minimum of 1m from a laneway.	One on-site bay where dwelling has two bedrooms or less.	The solar access requirements of the R-Codes do not apply.	The visual privacy provisions of the R-Codes do not apply.
2 (7.5m rear loaded)	1m minimum, no average 0.5m to porch / veranda, no maximum length	<u>Building height</u> - As per R-Codes <u>Boundary Setbacks</u> - Boundary walls with a height of 3.5m or less are permitted to both side boundaries with no maximum length. - The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. - Buildings setback a minimum of 1m from boundaries abutting public open space.	- An outdoor living area with an area of 10% of the lot size or 20m², 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 outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. - The Outdoor Living area has a minimum dimension of 3m. - No other R-Code site cover, outdoor living area or landscaping requirements apply.	Garages shall be setback a minimum of 1m from a laneway.	One on-site bay where dwelling has two bedrooms or less.	The solar access requirements of the R-Codes do not apply.	The visual privacy provisions of the R-Codes do not apply.

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ATTACHMENT 2 - BUILT FORM REQUIREMENTS

Lot Type	Street Setbacks	Building Height / Lot Boundary Setbacks	Outdoor Living Area	Garage Setback	Parking	Overshadowing	Privacy
3 (Urban Garage)	- Buildings setback a minimum of 0.5m from the Primary Street. - Buildings setback a minimum of 0.5m from the corner truncation and secondary street boundary.	<u>Building height</u> - Top of external wall (roof above) - 9m - Top of external wall (concealed roof) - 10.5m - Top of pitched roof - 12m <u>Boundary Setbacks</u> - Boundary walls with a maximum height of 10m are permitted to side and rear boundaries (excluding secondary street and POS boundaries) with no maximum length in the locations identified on this LDP. - The external surface of boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling. - Buildings setback a minimum of 1m from boundaries abutting public open space.	- An outdoor living area shall be provided as a balcony with a minimum area of 16m², directly accessible from a habitable room of the dwelling. - The outdoor living area shall include a primary space with a minimum area of 12m². A secondary space (where required) must directly adjoin the primary space and shall have a minimum dimension of 2m. - Balconies must face the street. - No other R-Code site cover, outdoor living area or landscaping requirements apply, including maximum cover of outdoor living areas.	- Garages shall be setback a minimum of 1.5m from the primary street. - Garages shall be setback a minimum of 0.5m behind the alignment of the main building or balcony (where located directly above).	One on-site bay where dwelling has two bedrooms or less.	The solar access requirements of the R-Codes do not apply.	The visual privacy provisions of the R-Codes do not apply.
4 (7.5m front loaded)	Minimum 1m, no average.	<u>Building height</u> - As per R-Codes <u>Boundary setbacks</u> - Boundary walls with a height of 3.5m or less are permitted to both side boundaries (excluding secondary street boundaries) with no maximum length. - The external surface of exposed side boundary walls shall be finished with complementary colours and materials to match the remainder of the dwelling.	- An outdoor living area with an area of 10% of the lot size or 20m², 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 outdoor living area must be uncovered. This includes areas under eaves which adjoin uncovered areas. - The Outdoor Living area has a minimum dimension of 3m. - No other R-Code site cover, outdoor living area or landscaping requirements apply.	As per R-Codes	One on-site bay where dwelling has two bedrooms or less.	The solar access requirements of the R-Codes do not apply.	The visual privacy provisions of the R-Codes do not apply.

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ATTACHMENT 3 - QUIET HOUSE DESIGN

Quiet House Package A

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	- Up to 40% floor area ($R_w + C_g \geq 28$): - Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; - Sealed awning or casement windows with minimum 6mm glass. - Up to 60% floor area ($R_w + C_g \geq 31$): - Sealed awning or casement windows with minimum 6mm glass.	- Up to 40% floor area ($R_w + C_g \geq 25$): - Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; - Up to 60% floor area ($R_w + C_g \geq 28$): - Up to 80% floor area ($R_w + C_g \geq 31$).
	Side On	As above, except $R_w + C_g$ values may be 3dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	Fully glazed hinged door with certified $R_w + C_g \geq 28$ rated door and frame including seals and 6mm glass.	- Doors to achieve $R_w + C_g \geq 25$: 35mm solid timber core hinged door and frame system certified to $R_w 28$ including seals; - Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_g$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	$R_w + C_g \geq 45$: - Two leaves of 90mm thick clay brick masonry with minimum 10mm cavity; or - Single leaf of 150mm brick masonry with 13mm cement render on each face; or - One row of 92mm studs at 600mm centres with: - Resilient steel channels fixed to the outside of the studs; and 9.5mm hardboard or fibre cement sheathing or 13mm fibre cement weatherboards fixed to the outside; 75mm thick mineral wool insulation with a density of at least 11kg/m³; and 2 x 15mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	$R_w + C_g \geq 35$: - Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	

Quiet House Package B

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	- Up to 40% floor area ($R_w + C_g \geq 31$): - Fixed sash, awning or casement with minimum 5mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area ($R_w + C_g \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area ($R_w + C_g \geq 28$): - Sliding or double hung with 6mm-12mm-10mm double insulated glazing; - Sealed awning or casement windows with minimum 6mm glass. - Up to 60% floor area ($R_w + C_g \geq 31$): - Up to 80% floor area ($R_w + C_g \geq 34$).
	Side On	As above, except $R_w + C_g$ values may be 3dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_g$ values may be 6dB less or max % area increased by 20%.	
External Doors	Facing	Fully glazed hinged door with certified $R_w + C_g \geq 31$ rated door and frame including seals and 10mm glass.	- Doors to achieve $R_w + C_g \geq 28$: 40mm solid timber core hinged door and frame system certified to $R_w 31$ including seals; - Fully glazed hinged door with certified $R_w + C_g \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_g$ values may be 3dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_g$ values may be 6dB less or max % area increased by 20%.	
External Walls	All	$R_w + C_g \geq 50$: - Two leaves of 50mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves. - Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). - Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick u/lined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. - Single leaf of 90mm clay brick masonry with: - A row of 70mm x 35mm timber studs or 34mm steel studs at 600mm centres; - A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and - One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	$R_w + C_g \geq 35$: - Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

Quiet House Package C

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	- Up to 20% floor area ($R_w + C_g \geq 31$): - Fixed sash, awning or casement with minimum 5mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 40% floor area ($R_w + C_g \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	- Up to 40% floor area ($R_w + C_g \geq 31$): - Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. - Up to 60% floor area ($R_w + C_g \geq 34$): - Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_g$ values may be 3dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_g$ values may be 6dB less or max % area increased by 20%.	
External Doors	Facing	Not recommended.	- Doors to achieve $R_w + C_g \geq 30$: - Fully glazed hinged door with certified $R_w + C_g \geq 31$ rated door and frame including seals and 10mm glass; 40mm solid timber core side hinged door, frame and seal system certified to $R_w 32$ including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_g$ values may be 3dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_g$ values may be 6dB less or max % area increased by 20%.	
External Walls	All	$R_w + C_g \geq 50$: - Two leaves of 50mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Resilient ties used where required to connect leaves. - Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). - Single leaf of 220mm brick masonry with 13mm cement render on each face. 150mm thick u/lined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. - Single leaf of 90mm clay brick masonry with: - A row of 70mm x 35mm timber studs or 34mm steel studs at 600mm centres; - A cavity of 25mm between leaves; 50mm glasswool or polyester insulation (11kg/m³) between studs; and - One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	$R_w + C_g \geq 40$: - Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; - R3.0+ insulation batts above ceiling; 2 x 10mm plasterboard ceiling or 1 x 13mm sound-ratc plasterboard affixed using steel furring channel to ceiling rafters.	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2.4 metres height above ground level.	

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AMENDMENT No.	SUMMARY OF AMENDMENT	DATE ENDORSED BY LOCAL GOVERNMENT
1	Quiet house design updates and minor text amendments.	