

Cranwood Crescent Subdivision Proposal

The proposed Cranwood Crescent residential subdivision is located in the western section of the existing Midland Brick brickwork operations, depicted on the map in green. The subdivision application, which is currently being assessed by the City of Swan and the Western Australian Planning Commission, seeks to redevelop this 3.1ha portion of land for residential purposes.

The proposal will modify an existing approved residential subdivision layout. The land titles for the residential lots and associated road reserves for the previous approval exist, but the physical site works to create them was not undertaken.

The improved subdivision layout will create a shady residential development which retains existing mature trees, incorporates a new pocket park and provides improved access to Viveash and Middle Swan to ease traffic congestion.

The following display plans provide information regarding the Cranwood Crescent subdivision proposal in relation to:

- Existing and Proposed Lot Boundaries.
- New Road Connections.
- Tree Retention and Replacement.
- New Public Open Space.



Proposed Cranwood Crescent subdivision area



Why are the existing lot boundaries changing?

Currently the land is subdivided into 49 residential lots with a local road system. These lots and roads however were never constructed.

We have reviewed this existing layout and can see a number of opportunities to improve upon the design. The new subdivision layout seeks to achieve a more site responsive design by:

- Retaining numerous mature trees by thoughtful road designs, which weave around trees and protect other trees within the proposed new pocket park.
- Introduce a new lot to be ceded as public open space for community use.
- Strengthen pedestrian connectivity through to the foreshore by the creation of new local access roads, ultimately connecting Somerset Street down to the foreshore.
- Improve vehicle access to Great Northern Highway and resolve existing bushfire evacuation access concerns for the broader Viveash community.

The new subdivision proposal will create approximately 60 residential freehold lots for single dwelling sites. The subdivision has an average lot size of 440 square metres.



Proposed Cranwood Crescent Residential Subdivision, Viveash (subject to City of Swan and WAPC approval). **element**, 2020.

How will this proposal improve connection and traffic movement?

New road connections are proposed:

- A new 'boulevard' road connecting Eveline Road with existing York Street at the south end of the proposed subdivision. This road will provide access to Great Northern Highway to the east, and create a second access point to Viveash. This shall resolve existing bushfire evacuation accessibility concerns for the broader community.
- A new local access road connecting the unconstructed Somerset Street and Winston Crescent to facilitate improved vehicle and pedestrian permeability.
- Future extension of Bernley Drive which shall be subject of a separate subdivision application.



Proposed Cranwood Crescent Residential Subdivision, Viveash (subject to City of Swan and WAPC approval). **element**, 2020.

What is the plan for mature trees?

The proposed subdivision layout has been re-designed to retain as many trees as practical to achieve workable footprints for single dwelling lots.

The design successfully:

- Retains the string of mature trees along the northern side of the proposed extended Eveline Road.
- Incorporates a meandering road pavement to facilitate the retention of trees and create local amenity.
- Retains a number of trees within a new pocket park.



A. Somerset Street connection – Vegetation to be retained along the eastern boundary of Somerset Street



C. North of Eveline Road – Vegetation to be retained along the eastern boundary of Somerset Street



B. Wandoo within new park – Native vegetation to be retained within public open space



B. Retained within pocket park – Vegetation to be retained within the pocket park



Proposed Subdivision - Cranwood Crescent, Viveash | Landscape Masterplan. UDLA, 2019.

Open space, sense of place, landscaping

The proposed Public Open Space pocket park will provide for informal community gathering and recreation.

Retained trees and site contours will give the park area scale and maturity immediately.

All new species will be waterwise and selected from City of Swan guidelines. Native species will be selected for verges and exotics will be used to highlight key areas of interest such as entry points or open space.

The material palette will reflect the natural riverine environment in colour and texture – with bricks being a core material. Brick, where possible, will be utilised from the site waste products to reduce environmental footprint.



Indicative Concept For Foreshore Activation

This will form part of a broader landscape solution across the Midland Brick site.

(Subject to the satisfaction of the Department of Biodiversity, Conservation and Attractions (Rivers and Estuaries Branch), Department of Water and Environmental Regulation, Department of Planning Lands and Heritage, City of Swan, and the local community).



Indicative Landscape Vision (subject to City of Swan approval). UDLA, 2019.

Where can I find out more?

City of Swan have formally advertised Cranwood Crescent subdivision proposal for public comment on their “have your say” webpage:

<https://www.swan.wa.gov.au/Your-Community/Have-your-say/Planning-notice/Proposed-development-applications/SB001-20>

If you have any comments relating to the proposal, City of Swan request you to please complete their Online Feedback Form listed on the above website by close of business on Monday 10 February 2020.

Before you leave today:

- 1. Leave us any questions and we will update our website in response to your frequently asked questions.

<http://www.lincproperty.com.au/client/swan-reaches/>

- 2. Please leave your details with us and we will keep you updated on the project, which includes invitations to future engagement.

