

LOCATION PLAN STAGE 7

LEGEND

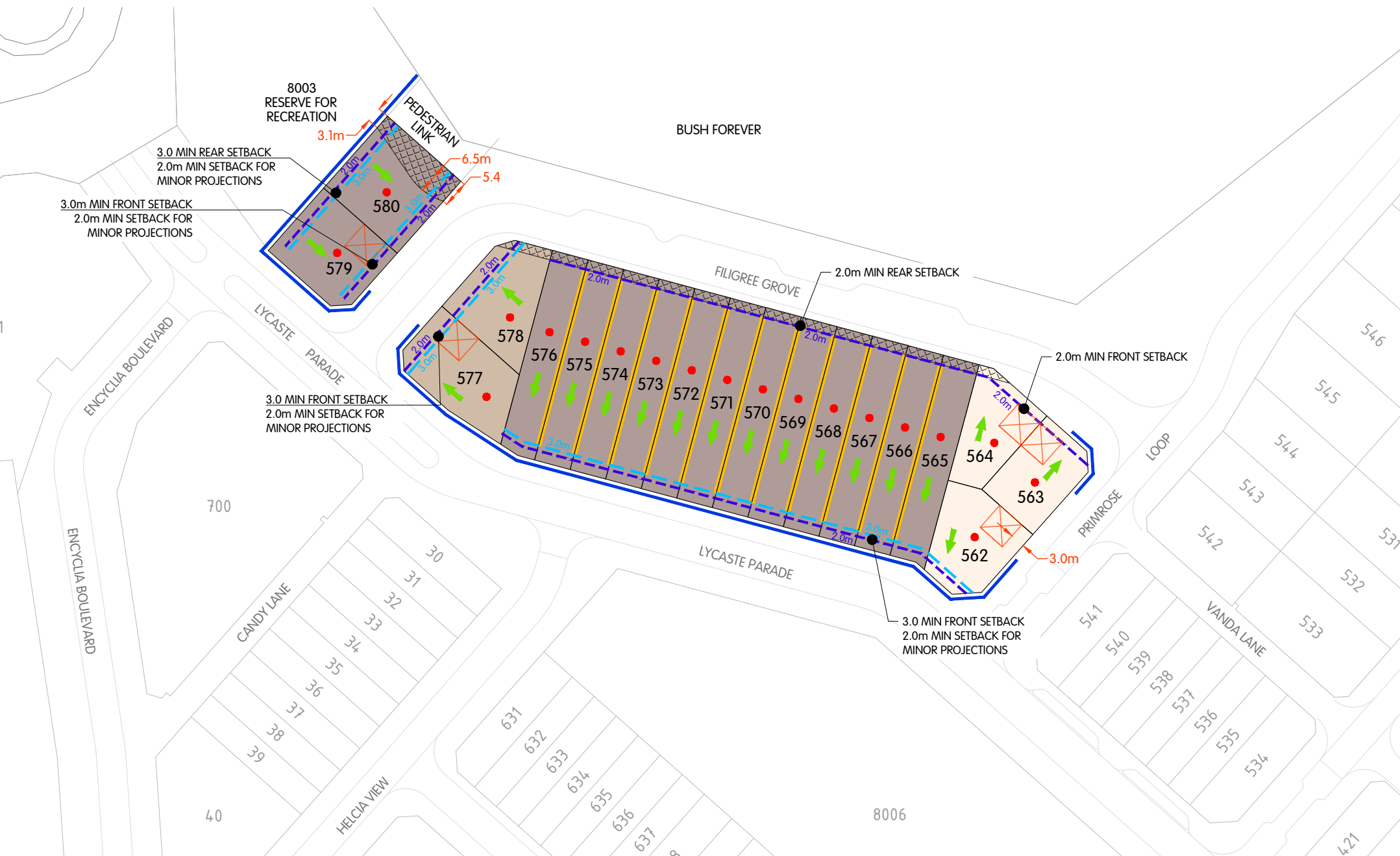
- SUBJECT LOT BOUNDARIES
- SURROUNDING PROPERTY BOUNDARIES
- NO VEHICLE ACCESS
- PROPOSED ROAD CARRIAGEWAY
- PRIMARY STREET DWELLING ORIENTATION
- DOUBLE STOREY BOUNDARY WALLS PERMITTED
- DESIGNATED GARAGE LOCATIONS
- LOTS SUBJECT ACOUSTIC REQUIREMENTS
- NO HABITABLE DWELLING PERMITTED

SETBACKS

- 2.0m MIN SETBACKS (refer to notations)
- 3.0m MIN SETBACKS (refer to notations)

RESIDENTIAL DESIGN CODES

- RCODE R30
- RCODE R40
- RCODE R60



LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

General

- All lots within this Local Development Plan are coded as per the approved Density Sites Plan or as shown on the Location Plan.
- This LDP relates to Lots 562-580. All other lots are shown for illustrative purposes.
- The requirements of the R-Codes and the RMD Codes (as applied through the City's Local Planning Policy LPP 1.16 - Single House Standards for Medium Density Housing in the Development Zone) are varied as shown on this plan.
- The requirements of the R-Codes, RMD Codes and Town Planning Scheme No. 3 shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the R-Codes, in accordance with the approved Local Development Plan, is not required.

5.1.2 Street Setbacks - Terrace lots (Lots 565-576)

- The following setbacks applies as minimums (no averaging):
- 3.0m minimum front setback to the building as per notations.
 - 2.0m minimum front setback for minor projections, including porch, veranda, balconies, piers and/or blade walls.
 - 2.0m minimum rear setback to the building and garage
 - 2.0m minimum setback for all structures/buildings from the corner truncations.

5.1.3 Lot Boundary setbacks - Terrace lots (Lots 565-576)

- Walls up to a lot boundary are permitted to both side boundaries, between the front and rear setback.
- Walls up to a lot boundary shall comply with Building Heights listed in Table 3 (Category B) of the Residential Design Codes.

5.2.3 Street Surveillance

- Dwellings shall orientate as denoted on the plan as the primary entrance to the dwelling.
- Dwellings shall have at least one major opening from a habitable room fronting the primary street and secondary street.

5.2.4 Street Walls and Fences - all lots

- Primary street fencing shall wrap around the secondary street boundary for a minimum of 3.0m including truncations.

5.4.4 C4.6 External fixtures, utilities and facilities

- Lots 565-576 must provide a 1.5m x 1.0m bin pad storage area at the rear of the property.

OTHER PLANNING CONSIDERATIONS

5.3.5 Vehicular Access

- Note - Where secondary street access is not available due to developer installed retaining walls, primary street access is considered to meet deemed-to-comply criteria of 5.3.5 of the R-Codes.

Noise Management

- All lots are located within the Jandakot Airport 'Frame Area' and are to incorporate 6.38mm glazing to habitable rooms. Building Permit plans must clearly indicate that 6.38mm laminated glazing is provided to all relevant glazing. Alternative glazing with an equal or greater weighted sound reduction index (noise reduction property) may be used subject to approval by the City.

CADASTRAL INFORMATION
 SOURCE: VERIS
 YMMDD: 220715
 DWG REF: 100026lots-9999v-PCG94
 PROJECTION: PCG94
AERIAL PHOTOGRAPHY
 SOURCE: NA
 YMMDD: NA

HATCH | RobertsDay



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REV	DESCRIPTION	YMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN - STAGES 7

Kara Estate, Treeby

City of Cockburn

REF NO.	DRAW NO.	REV.
LWP TRE	RD1 039	C