

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

General

1. All lots within this Local Development Plan are coded as per the approved Density Sites Plan.
2. 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.
3. The requirements of the R-Codes, RMD Codes and Town Planning Scheme No. 3 shall be satisfied in all other matters.
4. 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. Minor variations to the requirements of this LDP may be approved by the City of Cockburn.
6. There is no averaging to the setback requirement for all lots subject to this Local Development Plan.

Dwelling Orientation

1. Dwellings shall orientate as denoted on the plan as the primary entrance to the dwelling.
2. Dwellings shall have at least one major opening from a habitable room fronting the primary street and secondary street.
3. The major opening shall be located as not to be obstructed by solid portions of fencing.

Noise Management - All Lots

1. All lots are located within the Jandakot Airport 'Frame Area' and are to incorporate 6.38mm glazing to habitable rooms

Boundary walls - Terrace Lots (Lots 414-421 and Lots 534-541)

1. Boundary walls are permitted to both side boundaries, between the front and rear setback.
2. Boundary walls shall have no maximum length restrictions.
3. Boundary walls shall comply with Table 3 (Category B) of the Residential Design Codes.

Fencing - All Lots

1. Primary street fencing is permitted to be maximum height of 1.8m with piers and visually permeable above 1.2m in height.
2. Primary street fencing shall wrap around the truncation for minimum 3.0m of the secondary street boundary.
3. Secondary street fencing is permitted to be solid to 1.8m.

Setbacks - Terrace Lots (Lots 414-421 and Lots 534-541)

The following setbacks apply as minimums (no averaging):

1. 3.0m minimum front setback to the dwelling
2. 2.0m minimum front setback for minor projections, including porch, veranda, balconies
3. 1.5m minimum rear setback to dwelling and garage
4. 2.0m minimum setback for all structures from the corner truncation
5. 1.0m minimum setback to secondary street



LOCATION PLAN ■ SUBJECT LOTS

3.0m MIN FRONT SETBACK
2.0m MIN SETBACK FOR MINOR PROJECTIONS

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
- SETBACKS**
- MIN REAR SETBACKS
 - MIN SIDE SETBACKS
 - MIN FRONT SETBACKS (refer to notations)
 - 2.0m MIN CORNER SETBACKS

3.0m MIN FRONT SETBACK
2.0m MIN SETBACK FOR MINOR PROJECTIONS



The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

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Principal Planner/ Co-coordinator Statutory Planning

Date CoS Ref:

CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD: 200924
DWG REF: 100026pr-012c.dwg
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



DRAFT

SIZE A3 1:1000



REV	DESCRIPTION	YYMMDD	DRAWN	II	EVDL
E	TEXT MODS	201005	II	EVDL	
D	NOTATION & TEXT MODS	201002	SB	EVDL	
C	ADD NOTATION	201001	SB	EVDL	
B	ADD LOTS, MODS TO TEXT	200925	SB	EVDL	
A	REF RD1023D	200916	II	DRAFT	
				APP'R'D	

PROPOSED STAGE 1 & 2 LDP
Kara Estate, Treeby
City of Cockburn

REF NO. **LWP TRE** DRAW NO. **RD1 028** REV. **E**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY