



- 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
 - RCODE R30
 - RCODE R40
 - RCODE R60

- SETBACKS**
- 1.5m MIN REAR SETBACKS
 - 1.0m MIN SIDE SETBACKS
 - 2.0m MIN SETBACKS
 - 3.0m MIN FRONT SETBACKS (varies as per notations)

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

General

1. All lots within this Local Development Plan are coded as per the approved Density Sites Plan or as shown on the Location Plan.
2. This LDP relates to lots 30-40 and 600-647, 101-117 and 700. All other lots are shown for illustrative purposes.
3. 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.
4. The requirements of the R-Codes, RMD Codes and Town Planning Scheme No. 3 shall be satisfied in all other matters.
5. 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.

5.1.6 Building Height

1. Lots 631-640, a minimum two storey building height is required for a portion of the dwelling fronting the Reserve for Recreation.

5.1.2 Street Setbacks - Terrace lots (lots 30 - 40, 112 - 117 and 631 - 647)

The following setbacks applies as minimums (no averaging):

1. 2.0m / 3.0m minimum front setback to the building as per notations.
2. 2.0m minimum front setback for minor projections, including porch, veranda, balconies, piers and/or blade walls.
3. 1.5m minimum rear setback to the building and garage.
4. 2.0m minimum setback for all structures/buildings from the corner truncations.
5. 1.0m minimum setback to secondary street for all buildings.

5.1.3 Lot Boundary setbacks - Terrace lots (lots 30 - 40, 112 - 117 and 631 - 647)

1. Walls up to a lot boundary are permitted to both side boundaries, between the front and rear setback.
2. 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

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 secondary street major opening shall be located as not to be obstructed by solid portions of fencing.

5.2.4 Street Walls and Fences - all lots

1. 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

1. Lots 30-40, 112-117 and 631-647 must provide a 1.5m x 1.0m bin pad storage area at the rear of the property. For lots 30-39, 631-647, bin collection will occur in the laneway, in front of the garage.

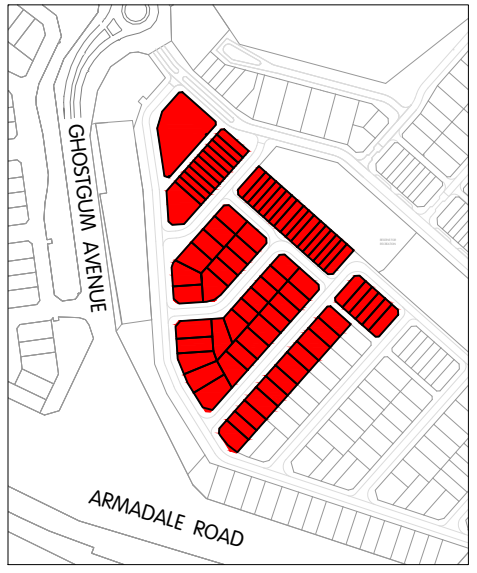
OTHER PLANNING CONSIDERATIONS

5.3.5 Vehicular Access

1. 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

1. 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 windows. Alternative glazing with an equal or greater weighted sound reduction index (noise reduction property) may be used subject to approval by the City.
2. For those lots affected by noise emanating from Armadale Road dwellings are to be constructed to comply with the relevant 'Deemed to Comply' Quiet House packages specified below. Quiet House Package requirements are set out in Appendix A.
 - a. The following Quiet House Packages apply to the ground floor for any development: Package A: Lots 101 & 102, 627 & 628
 - b. The following Quiet House Packages apply to the first floor and above for any development:
 - Package A: Lots 105 - 110, 600 - 602, 609 - 615, 622 - 626 & 630
 - Package B: Lots 101 - 104 & 627 - 629
3. For lots that require implementation of Quiet House Packages, all plans and supporting documents accompanying the Building Permit applications must clearly demonstrate compliance with the Deemed to Comply requirements, including mechanical ventilation requirements as part of the Building Permit Application.
4. Alternative construction methods to those contained in the Deemed to Comply Quiet House packages may be accepted by the City of Cockburn where the alternative design and construction methods are supported by a further site specific acoustic report prepared by a suitably qualified acoustic consultant as part of the Development Application.



LOCATION PLAN SUBJECT LOTS

HATCH | RobertsDay

SIZE A3 1:1250

0 metres 12.5 25 37.5 50 62.5

PRELIMINARY

STAGE 4 LDP
Kara Estate, Treeby
City of Cockburn

J STREET SETBACK MODIFICATIONS 220728	SB	TT
I UPDATE TO 5.2.4	220117	SJ
H REMOVE NO VEHICLE ACCESS	220114	SJ
G UPDATED PROVISIONS	220112	SJ
F CANDY LN ACCESS, NOTE 5.1.2.1	211213	SJ
REV DESCRIPTION	YYMMDD	DRAWNAPPR'D

REF NO. **LWP TRE** DRAW NO. **RD1 035** REV. **J**



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