



LOCATION PLAN

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
- LOTS 1 - 17 DOUBLE STOREY DWELLINGS SUBJECT TO AN INDIVIDUAL ACOUSTIC ASSESSMENT TO BE APPROVED BY THE CITY OF COCKBURN

SETBACKS

- 1.5m MIN REAR SETBACKS
- 1.0m MIN SIDE SETBACKS
- 2.0m MIN FRONT SETBACKS

RESIDENTIAL DESIGN CODES

- RCODE R25
- RCODE R30
- RCODE R40
- RCODE R60



CITY OF COCKBURN LOCAL DEVELOPMENT PLAN

APPROVED

01 Apr 2022
File Ref: LDP22/03
Plan 1 of 7

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 1-17, 68-92, 118-127, 131-150 and 159-170. 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 77-83)

The following setbacks applies as minimums (no averaging):

- 2.0m 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.
- 1.5m minimum rear setback to the building and garage
- 2.0m minimum setback for all structures/buildings from the corner truncations.
- 1.0m minimum setback to secondary street for all buildings.

5.1.3 Lot Boundary setbacks - Terrace lots (lots 77-83)

- 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.
- 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

- 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 77-83 must provide a 1.5m x 1.0m bin pad storage area at the rear of the property. For lots 77-83, bin collection will occur in the laneway, in front of the garage.

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.
- 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.
 - The following Quiet House Packages apply to the ground floor for any development:
Package A: Lots 68, 90-92, 126, 127, 131, 148-150, 161 and 162
Package B: Lots 1-17, 159 and 160
 - The following Quiet House Packages apply to the first floor and above for any development:
Package A: Lots 70-76, 84-88, 119-124, 133-136, 142-145 and 163-168
Package B: Lots 68, 69, 89-92, 125-127, 131, 132, 146-150 and 160-162
Package C: Lots 1-17 and 159
- 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.
- 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.