

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

General

- All lots within this Local Development Plan are coded as per the approved Density Sites Plan.
- This LDP related to lots 220 to 252 and 353 to 390 only. 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.

Noise Management - all lots

- 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.

Bushfire

- Lots 220-252 and 353-369 and 384-390 shown on this LDP are subject to an approved Bushfire Management Plan (Strategen, September 2020) and dwelling construction must be in accordance with approved BMP requirements. Bushfire Attack Level (BAL) ratings may be reassessed for individual lots at the time of Building Permit.

Street Setbacks - Terrace lots (lots 368 to 375)

The following setbacks applies as minimums (no averaging):

- 3.0m minimum front setback to the building
- 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

Lot Boundary setbacks - Terrace lots (lots 368 to 375)

- 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 have no maximum length restrictions.
- Walls up to a lot boundary shall comply with Building Heights listed in Table 3 (Category B) of the Residential Design Codes.

Dwelling Orientation

- 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 major opening shall be located as not to be constructed by solid portions of fencing.

Streets Walls and Fences - all lots

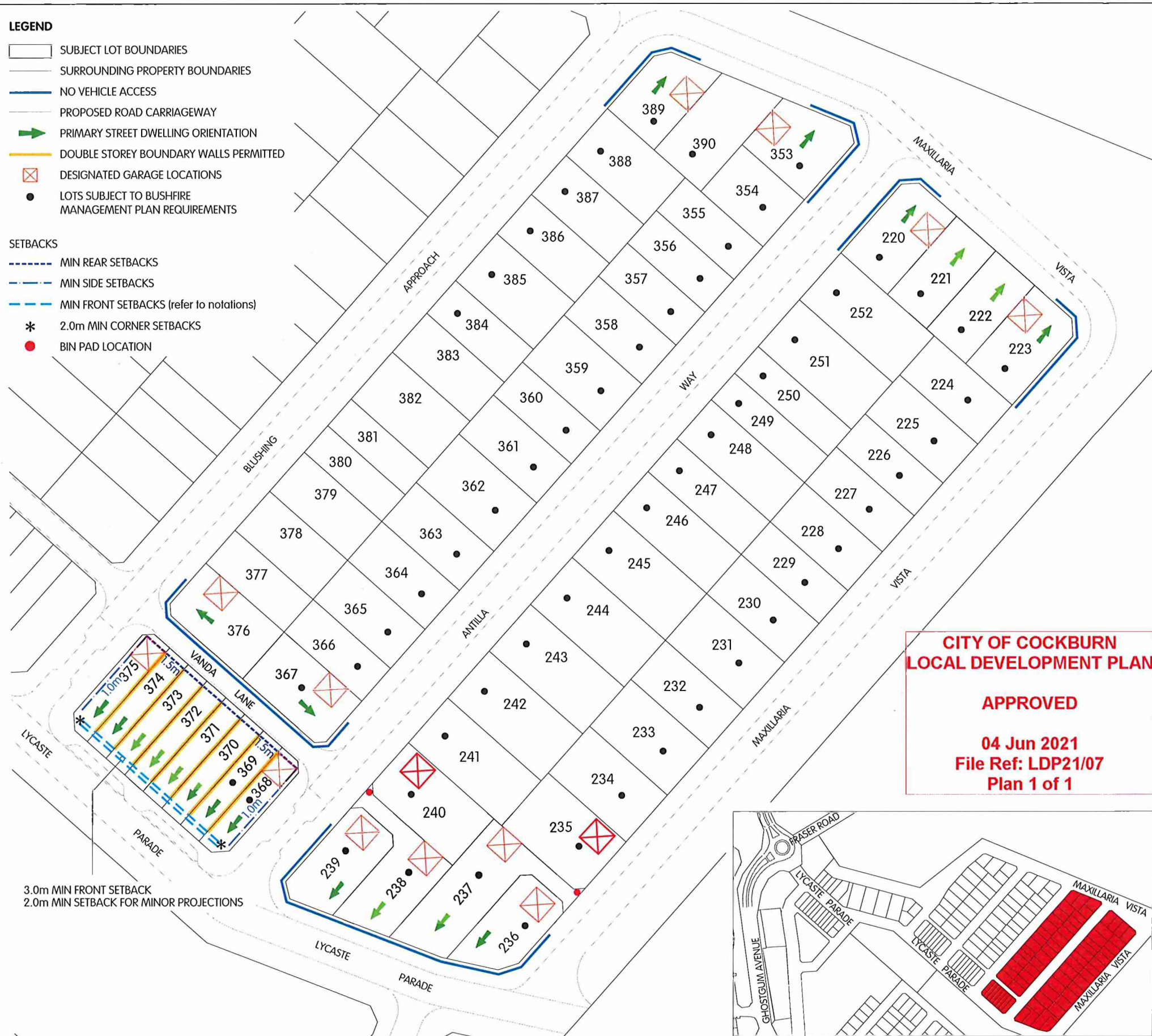
- Primary street fencing is permitted to be maximum height of 1.8m with piers and visually permeable above 1.2m in height.
- Primary street fencing shall wrap around the truncation for minimum 3.0m of the secondary street boundary.
- Secondary street fencing is permitted to be solid to 1.8m.

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 TO BUSHFIRE MANAGEMENT PLAN REQUIREMENTS

SETBACKS

- MIN REAR SETBACKS
- MIN SIDE SETBACKS
- MIN FRONT SETBACKS (refer to notations)
- 2.0m MIN CORNER SETBACKS
- BIN PAD LOCATION



**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

04 Jun 2021
File Ref: LDP21/07
Plan 1 of 1



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

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA

HATCH | RobertsDay



C	CHANGES LOTS 236-239	210603	LI	TT
B	ADD LOTS TO BUSHFIRE	210305	SB	TT
A	BASE RD1 028	210303	SB	TT
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD

**PROPOSED STAGE 2 & 3 LDP
Kara Estate, Treeby
City of Cockburn**

REF NO.	DRAW NO.	REV.
LWP TRE	RD1 031	C

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