

**GENERAL PROVISIONS**

The provisions of this Local Development Plan (LDP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). All lots identified in this LDP are coded R40.

This Local Development Plan (LDP) describes required all permissible variations to the R-Codes.

This LDP is specific to lots 300 - 329 identified on this plan

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**BUSHFIRE MANAGEMENT**

Lots 316 - 329 are identified as requiring construction to Australian Standard 3959-2009 and are located within a Bushfire Prone Area. These lots will require an individual bushfire assessment to accompany the building applications to confirm BAL rating and subsequent Australian Standard 3959-2009 code.

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**FRONT SETBACKS**

All lots are R40 and have a reduced primary setback with an average of 3m and a minimum of 2m

For lots 300 - 327, boundary wall (parapets are permitted to both side boundaries, regardless of length and excluding prescribed front and rear setbacks subject to

- 1) compliance with height provisions of the R-Codes,
- 2) each dwelling being designed to provide a high level of architectural detail and variations in materials and/or colours to the front elevation; and
- 3) structural engineering certification for buildings abutting or over retaining walls. NB This provision does not apply to secondary street boundaries

For lots 328 & 329 walls may be built on a zero lot boundary to both boundaries. The total maximum length of zero lot boundary walls acceptable will be 19m (as a aggregate whether it is on one side or spread over both.

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**QUIET HOUSE DESIGN**

Lots 301, 315, 316, & 328 are affected by Quiet House Design "Package A" requirements in relation to the ground and upper floor of a proposed building. All plans and supporting documents accompanying the Building Permit Application must demonstrate compliance with the attached "Package A" Deemed to Satisfy Construction requirements.

Lots 300 & 329 are affected by Quiet House Design "Package A" requirements in relation to the ground floor and "Package B" requirements to any upper floor of a proposed building. All plans and supporting documents accompanying the Building Permit Application must demonstrate compliance with the attached "Package A" Deemed to Satisfy Construction requirements.

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**OPEN SPACE**

R40 lots contained within this LDP will have a reduced open space requirement of 40%

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**LEGEND**

- All buildings within this area are identified as being BAL LOW, and do not require an increase in building construction
- All buildings within this area are to be constructed to AS 3959-2009
- Dwellings subject to State Planning Policy 5.4 noise mitigation measures in accordance with "Package A" for any ground and upper floors
- Dwellings subject to State Planning Policy 5.4 noise mitigation measures in accordance with "Package A" for any ground floors and "Package B" for any upper floors.

The Local Development Plan has been certified by the Council under Clause 6.2.15 of Local Planning Scheme No.3

Co-ordinator, Statutory Planning,  
City of Cockburn.

Date: .....



DRAFT - AWAITING APPROVAL

LOCAL DEVELOPMENT PLAN - STAGE 8