

# Local Development Plan R-Code Variations

## 1.0 GENERAL PROVISIONS:

1.1 The requirements of the City of Cockburn Local Planning Scheme No. 3, the Residential Design Codes of WA (R-Codes), and the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16) apply, unless otherwise varied in the following manner:

1.2 Development shall be in accordance with the provisions of LPP 1.16 for the relevant density code, unless otherwise varied below.

## 2.0 RESIDENTIAL DENSITY CODE

LOTS APPLICABLE	R-CODE DENSITY CODE
All lots	RMD40

## 3.0 BUILT FORM

3.1 For corner Lots 2, 9, 16 and 24, one third of the length of the lot boundary to the secondary street shall consist of visually permeable fencing to provide surveillance opportunities.

3.2 For corner Lots 2, 9, 16 and 24, the dwelling shall address the secondary street and contain at least one major opening to a living area and/ or bedroom on the secondary street elevation.

## 4.0 GARAGE AND ACCESS

4.1 For Lots 9, 16 and 24, garages shall be located as shown on this LDP.

4.2 For Lots 9, 16 and 24, access to on-site car parking is permitted from the primary street and may in these instances be located closer than 6 metres to a street corner or the point at which a carriageway begins to deviate.

4.3 A minimum 2.5m garage setback is required to the primary street.

## 5.0 NOISE ATTENUATION











5.1 Lots 10-15 are subject to the Noise Assessment prepared by Herring Storer. Where multiple storey development is proposed for these lots, acoustic advice is to be sought for the upper floors.

## 6.0 FIRE MANAGEMENT

6.1 A Bushfire Attack Level (BAL) assessment shall be prepared for all lots subject to this LDP, in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Area and the Guidelines for Planning in Bushfire Prone areas (SPP3.7).

The BAL assessment shall be completed and endorsed by the City prior to, or at the time of determination of any Building Permit in accordance with AS3959 under the National Construction Code.

## Legend

-  Extent of Local Development Plan
- Building Orientation**
-  Primary Street
-  Secondary Street
-  Designated Garage Locations (minor discretion to location may be applied)
-  Retaining Walls (Subject to Detailed Design)
-  Noise Attenuation Wall (2.8m)
-  (A) Noise mitigation measures required (Quiet House Design Package A)
-  Lots subject to DFES Bushfire Prone Area Mapping 5m wide Asset Protection Zone (APZ)
-  Lots subject to Bushfire Management Plan (See Provision 6.1)
-  Indicative Footpath Location

