



**CITY OF COCKBURN**  
**LOCAL DEVELOPMENT PLAN**

21 DEC 2018

LDP NO. 16137  
 FILE REF. 5513016  
 SIGNED [Signature]  
 POSITION STATUTORY PLANNER

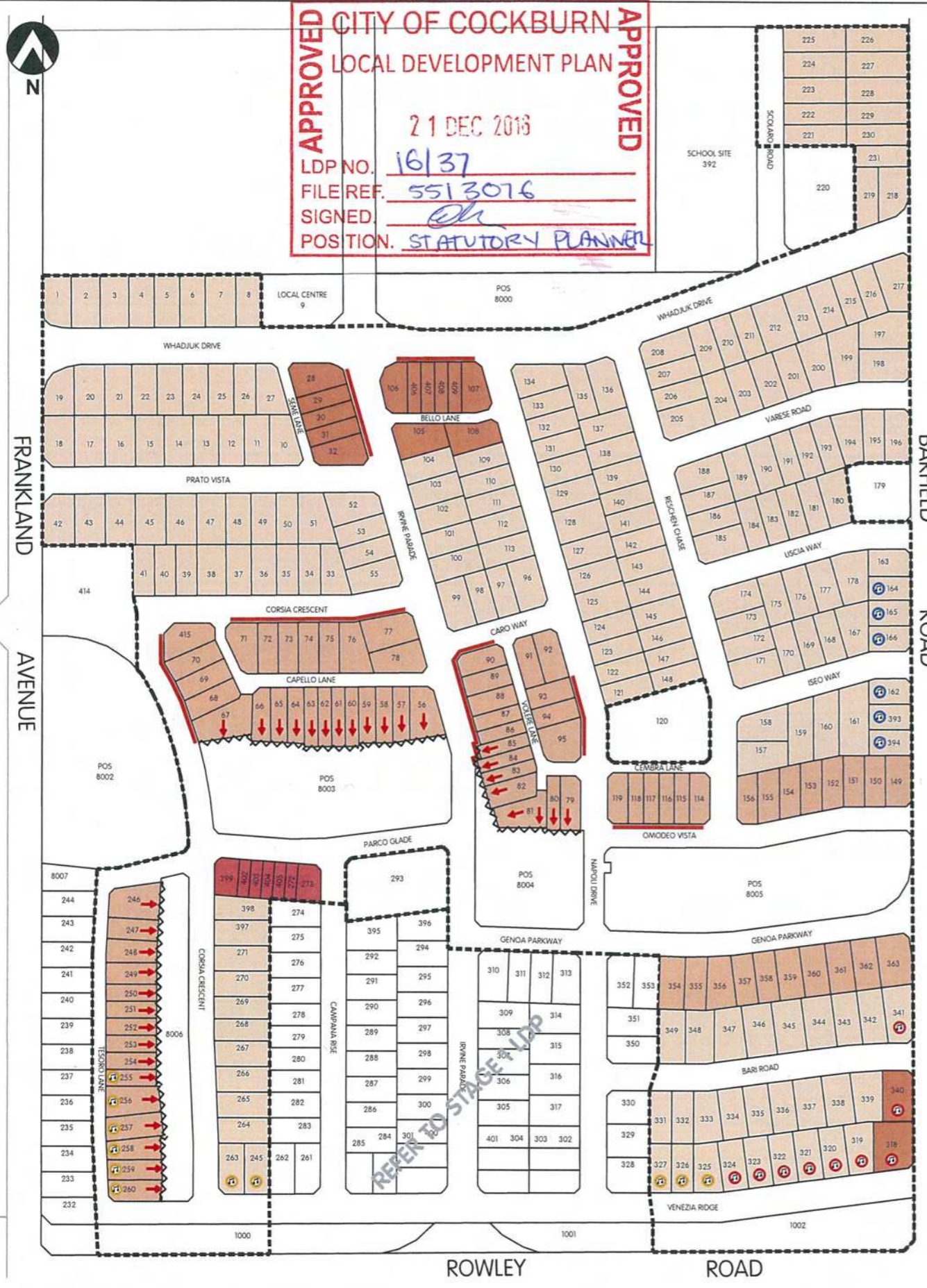
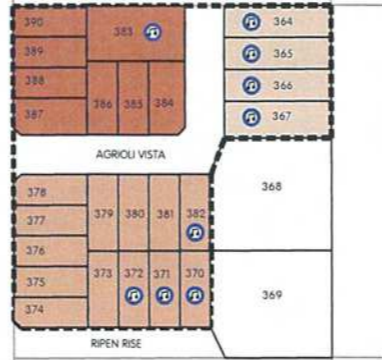
**LEGEND**

- Local Development Plan Boundary
- Proposed Lot Boundary
- Future Lot Boundary
- Residential R25
- Residential R30
- Residential R40
- Residential R60
- No Vehicular Access
- Developer retaining & fencing
- Building orientation - Outdoor Living Area to address public open space. (entry point to adjoining public open space not required)

Quiet House Design Package A (refer to Page 2 of this DAP)

- Affected by Rowley Rd Noise
- Affected by Kwinana Fwy + Rowley Rd Noise
- Affected by Kwinana Fwy Noise

**Bushfire Note:**  
 Lots are subject to an approved Bushfire Management Plan and BAL assessment; however, since the majority of lots in this LDP are situated within a designated bushfire prone area, the Bushfire Attack Level (BAL) for proposed buildings may, at the discretion of City of Cockburn, need to be confirmed at the building permit stage in accordance with relevant WA building legislation.



**LOCAL DEVELOPMENT PLAN - VIVENTE ESTATE**

This Local Development Plan (LDP) is made under the provisions of the City of Cockburn Local Planning Scheme No. 3 and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), Local Planning Scheme No. 3 and Local Planning Policies as shown on the plan and written below. The requirements of the R-Code and the Policies shall be satisfied in all other matters.

This LDP applies to all lots shaded and within the Local Development Plan Boundary as denoted on the plan. The LDP provisions only apply to Single Dwellings.

Minor variations to the R-Codes, Local Policies and this LDP will require Approval by the City.

For lots affected by Quiet House Design Requirements, refer to Page 2 of this LDP. Information on Page 2 has been derived from the Noise Management Plan prepared by Lloyd George Acoustics. Copies can be obtained from the City.

Lots may be affected by Bushfire Attack Level (BAL) construction standards. Copies of the Bushfire Management Plan can be obtained from the City of Cockburn.

Lots affected by a 'No Vehicular Access' provision shall restrict vehicle access on boundaries identified on the map.

R-Code Variations	R25 Lots	R30 Lots	R40 Lots	R60 Lots
<b>Street Setback &amp; Front Fences</b>	3m minimum	2m minimum, no average		
	1.5m to porch / veranda / portico or similar, no maximum length			1m to porch / veranda / portico or similar, no maximum length
	1.5m minimum to secondary street		1m minimum to secondary street	
	Where street setbacks are less than 4metres, Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front setback			
	Provided the front setback is greater than 4 metres, a front fence within the primary street setback area being a maximum of 1.8 metres above natural ground level and visually permeable above 1.2 metres, measured from the primary street side of the front fence			
	Uniform fencing shall be provided by the developer where shown on the map for lots abutting the POS, and shall be visually permeable above 1.2 metres, measured from the top of any retaining wall. Any uniform fencing shall be maintained by the landowner, and shall not be modified without written consent from the developer.			
<b>Lot Boundary Setback</b>	<b>Boundary Setbacks</b>			
	1.2m for wall height 3.5m or less with major openings		1m for wall height 3.5 or less without major openings	
	<b>Boundary Walls</b>		<b>Boundary Walls</b>	<b>Boundary Walls</b>
	To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less		To both side boundaries subject to: no maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	No maximum length to both side boundaries
<b>Open Space</b>	An outdoor living area (OLA) with an area of 10% of the lot size or 20sqm, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area			
	The OLA has a minimum 3m length or width dimension			
	No other R-Codes site cover standards apply			
<b>Garage setback and width and vehicular access</b>	<b>Rear Load</b>			
	0.5m garage setback to laneway			
	<b>Front Load</b>			
	4.5m garage setback from the primary street and 1.5m from a secondary street			
	The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary			
	For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to:			
	<ul style="list-style-type: none"> <li>• garage setback a minimum of 0.5m behind the building alignment;</li> <li>• a major opening to a habitable room directly facing the primary street;</li> <li>• An entry feature consisting of a porch, veranda, portico, or similar with a minimum depth of 1.2m; and,</li> <li>• no vehicular crossover wider than 4.5m where it meets the street.</li> </ul>			
	Lots with a frontage less than 10.5m or not compliant with the above require single or tandem garaging.			
<b>Overshadowing</b>	No maximum overshadowing for wall height 3.5m or less			
	No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%			
	however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	no additional requirements relating to rear half of lot		No maximum overshadowing
<b>Privacy</b>	R-Codes clause 5.4.1 C1.1 applies, however the setback distance is 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces			No privacy provisions apply






**CADASTRAL INFORMATION**  
 SOURCE: MING  
 YYMMDD: 151009  
 DWG REF: 96326-010-P  
 PROJECTION: PCG94



REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
L	REMOVE FRANKLAND LOTS	161221	ED	ED
K	UNIFORM FENCING	161216	ED	ED
J	BUSHFIRE & NOISE	161018	ED	ED
I	BUSHFIRE NOTES	161018	HH	ED
H	VARIOUS UPDATE	160727	HH	ED
G	LOTS UPDATE	160722	HH	ED
F	UPDATED LANEWAY	160708	RF	ED
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

VIVENTE ESTATE LOCAL DEVELOPMENT PLAN  
**BARFIELD ROAD LOCAL STRUCTURE PLAN**  
 City of Cockburn

**PACKAGE A - House Requirements** (For lots denoted as 'Quiet House Design')

-  Affected by Rowley Rd Noise
-  Affected by Kwinana Fwy + Rowley Rd Noise
-  Affected by Kwinana Fwy Noise

AREA TYPE	ORIENTATION TO ROAD CORRIDOR	PACKAGE A MEASURES
INDOORS		
Bedrooms	Facing	<ul style="list-style-type: none"> <li>Window Systems: Glazing up to 40% of floor area (minimum R + C<sub>w</sub> 28) 7,6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Window Systems: As above</li> </ul>
	Opposite	No requirements
Other Habitable Rooms including Kitchens	Facing	<ul style="list-style-type: none"> <li>Window Systems: Glazing up to 60% of floor area (minimum R + C<sub>w</sub> 28) 7,6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.</li> <li>Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.</li> </ul>
	Side	<ul style="list-style-type: none"> <li>Window Systems: As above</li> </ul>
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> <li>Walls (minimum R + C 4,5) - Two leaves of 90mm thick brick with minimum 50mm cavity.</li> <li>Roof and ceiling (minimum R + C 3,5) - Standard roof construction with 40mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists.</li> <li>Eaves to be closed using 4mm compressed fibre cement sheet.</li> <li>Mechanical ventilation - refer to text to the right of this page.</li> </ul>
Outdoor Living Area		<ul style="list-style-type: none"> <li>Boundary wall to be minimum 2m high; or</li> <li>Locate on the side of the building that is opposite to the corridor; or</li> <li>Locate within alcove area so that the house shields it from corridor.</li> </ul>

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulkin gaps with non-hardening mastic or suitable mortar.

**PACKAGE A - Mechanical Ventilation Requirements**

It is noted that natural ventilation must be provided in accordance with F4.6 and F4.7 of Volume One and 3.8.5.2 of Volume Two of the National Construction Code. Where the noise *limit* is likely to be exceeded, a mechanical ventilation system is usually required. Mechanical ventilation systems will need to comply with AS 1668.2 - *the use of mechanical ventilation and air-conditioning in buildings*.

In implementing the acceptable treatment packages, the following must be observed:

- Evaporative air conditioning systems will meet the requirements for Package A provided attenuated air vents are provided in the ceiling space and designed so that windows do not need to be opened.
- Refrigerant based air conditioning systems need to be designed to achieve fresh air ventilation requirements.
- External openings (eg. air inlets, vents) need to be positioned facing away from the transport corridor where practicable.
- Ductwork needs to be provided with adequate silencing to prevent noise intrusion.

**LDP - Quiet House Design Notes**

- This information has been derived from Appendix A of the Noise Management Plan for Vivente @ Hammond Park, prepared by Lloyd George Acoustics.
- Any queries relating to the content and requirements for Quiet House Design, and any other provision within this LDP, should be directed to the City of Cockburn.
- The Quiet House Design Requirements on this LDP are necessary to mitigate noise generated by the Rowley Road transport corridor.
- For lots denoted as Quiet House Design on this LDP, all plans accompanying the Building Permit Applications must clearly demonstrate compliance with all requirements shown on this page.
- Alternative construction methods to those detailed in these Deemed to Satisfy Quiet House Design Packages may be accepted by the City 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.

**Quiet House Design Requirements for Double Storey Construction**

- The provisions outlined in the Quiet House Design table to the left on this page apply to single storey construction only.
- Where double storey construction is proposed for a lot which is denoted as Quiet House Design on this LDP, a specific acoustic report is required for that dwelling, which must be undertaken by a suitably qualified acoustic consultant, to the satisfaction of the City.