

LOCATION PLAN

SCALE 1:7500



LOCAL DEVELOPMENT PLAN PROVISIONS - WENTWORTH WEST (STAGE 3)

This Local Development Plan is made pursuant to the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 & the City of Cockburn Town Planning Scheme No 3 and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), Town Planning Scheme No. 3 and Local Planning Policies as shown on the plan and written below. The requirements of the R-Codes and the Policies shall be satisfied in all other matters.

This Local Development Plan (LDP) applies to Lots 83-101.

- The requirements of the R-Codes are varied as shown on the plan.
- The requirements of the R-Codes, Town Planning Scheme No 3 and relevant City of Cockburn Policies shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Local Development Plan, is not required.
- The residential density coding for the subject lots is R30 and R40, as denoted on the plan.
- A minimum total open space of 40% is applicable for each lot.
- Outdoor Living Areas are encouraged in the setback area adjacent to public open space (POS) for Lots 88-101.
- Dwellings on Lots 88-101 must be orientated to address the POS with major openings from a habitable room (not including bedrooms). A balcony overlooking the POS is encouraged for any two storey dwelling.
- Building envelopes subject to constraints of developer fencing and/or retaining walls. Purchaser to consult their builder or structural engineer where necessary.
- Any fencing located between Lots 88-101 and the POS will be constructed by the Developer as visually permeable for the primary frontage and for 3.0 metres of any secondary frontage to address POS corners. A landowner may not alter the fencing unless agreed to by the Developer and written consent is granted by the Developer. The fencing shall be maintained by the landowner.
- For Lots 88-101, an entry point to the abutting public open space is not required.
- Dwellings on Lots 83, 87, 88, 95, 96, & 101 must address the secondary street or POS frontage (whichever is relevant) with a suitable level of detail in the manner consistent with the primary street frontage for the first 4.5m behind the front truncation.
- Garages for Lots 83-87 are to be setback 4.5 metres from the front boundary. Remainder of building may be setback 2.0 metres from the front boundary with no averaging requirement.
- All lots subject of this LDP are exempt from provision 5.4.2 of the R-Codes determining overshadowing on adjoining sites.

Fire Management:

- Dwellings constructed on lots identified in the approved Fire Management Plan as being at risk of bushfire attack shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959 (AS 3959).
- This LDP shall be read in conjunction with the approved Fire Management Plan.

The development provisions as shown within this Local Development Plan have been adopted by Council and signed by the Principal Planner:

P.P. Walters
Manager of Planning Services

31/3/2016
Date

LOP 15/31
CoC Reference

Legend

- Local Development Plan Boundary
- Preferred Garage Location
- Developer Fencing & Retaining
- Building Orientation
- 2.0 metre front setback (no averaging)
- 1.5m x 1.5m service easement
- Second Storey Setback (Behind the Primary Street Setback) (Lots 83-93 - 1.8 metres) (Lots 94-101 - 1.2 metres)
- No Vehicular Access

Residential Density Code

- R 30
- R 40

Bushfire Attack Level

- BAL 29
- BAL 19
- BAL 17.5