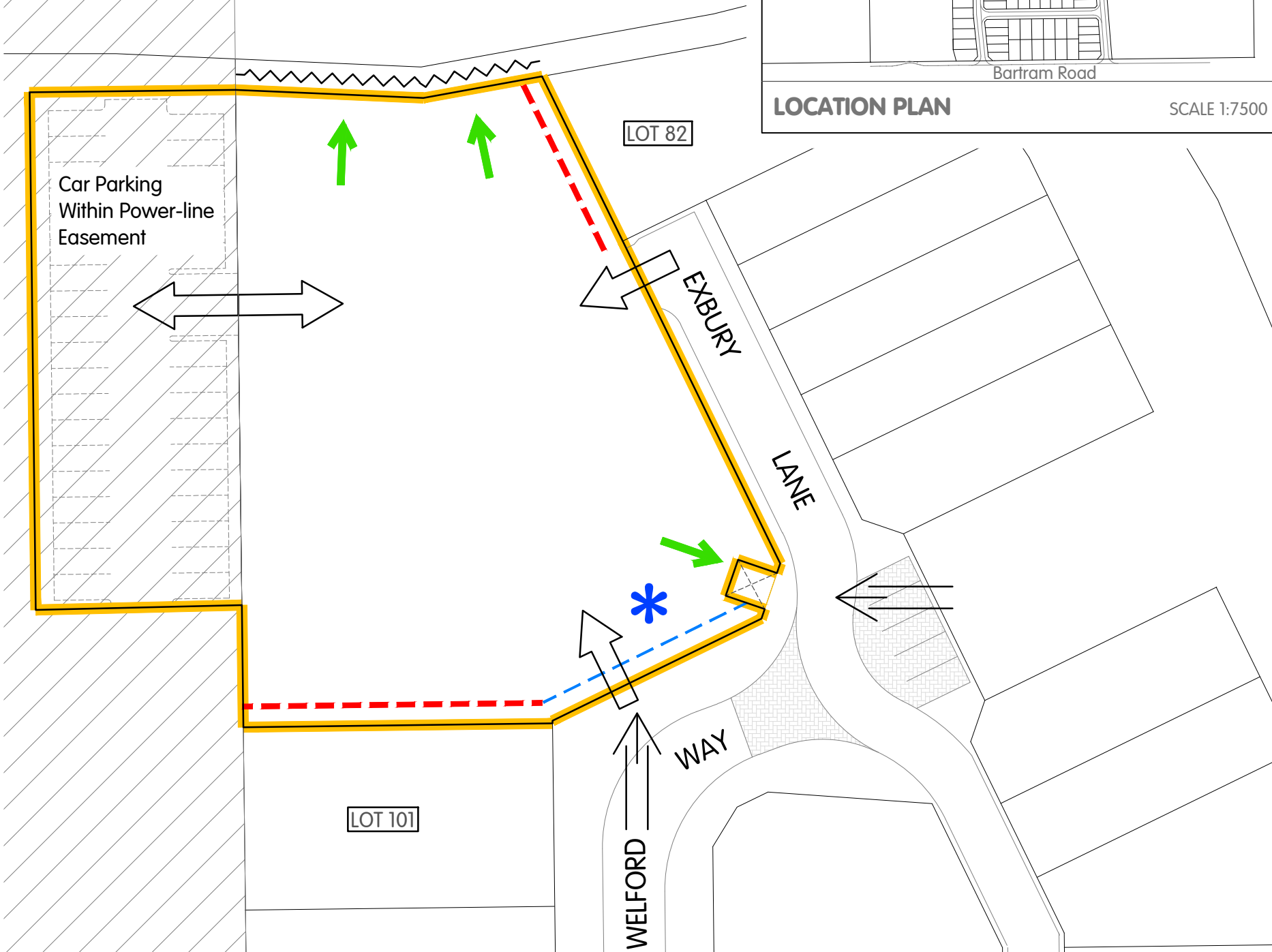
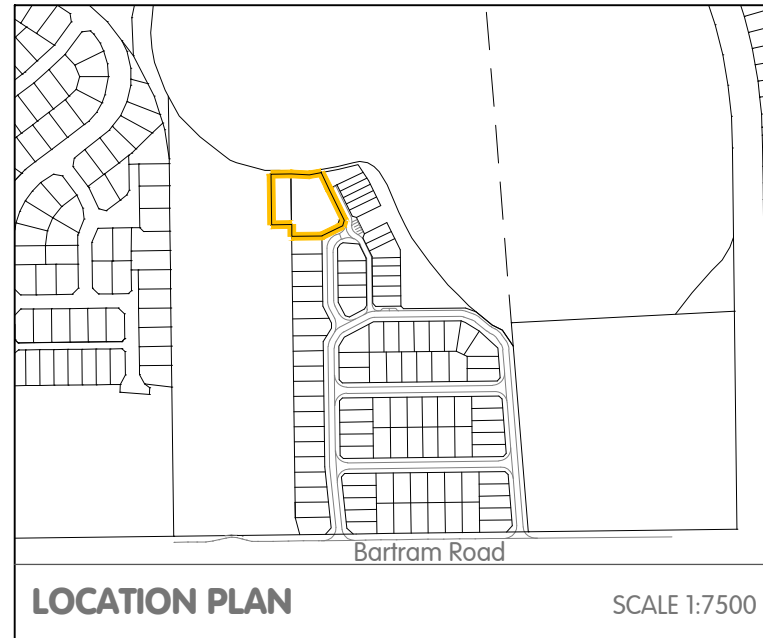




**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

**08 May 2017
File Ref: 6023349 - LDP17/03
Plan 1 of 1**



Local Development Plan Provisions - Wentworth West (Lot 102)

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 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-Codes and the Policies shall be satisfied in all other matters.

This Local Development Plan (LDP) applies to Lot 102.

1. 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.
2. The residential density coding for the subject lot is R60.
3. The land may be developed for Grouped or Multiple Dwelling purposes, or a combination of both.
4. Outdoor Living Areas or Balconies should be located within the northern setback fronting the Public Open Space (POS), with built form on the setback line to be oriented to address the POS.
5. Any fencing located on the northern boundary to the POS will be constructed by the Developer as visually permeable for the primary frontage. The fencing may not be altered unless agreed by the Developer and written consent is granted by the Developer. The fencing shall be maintained by the landowner (or body corporate).
6. Individual garages/carport or parking spaces may not be accessed from the Welford Way street front.
7. A 2.0m minimum front setback for built form that addresses the south east corner of the site, framing Welford Way.
8. The priority for building orientation (including built form with major openings) is to generally accord with the directional arrows shown on the plan, addressing the northern interface and south east street frontage.
9. A notable architectural feature or high quality landscaping treatment is desirable and encouraged to terminate the vista as viewed from Welford Way to the south and as seen from the public access way to the public open space to the east.
10. A 2.0m minimum second storey side/rear setback, as shown in the north-east to the boundary of Lot 101 and the south to the boundary of Lot 82.
11. Vehicular access points are preferred in the general location shown on the plan. Any development that proposes an alternative vehicle access point location will need to demonstrate that the primary objective for built form to frame and address the street frontage in the south-east of the site is not compromised.
12. An indicative car parking layout is shown on the plan within the Western Power Easement for suggested purposes only. For the avoidance of doubt, built form or development of any kind is not permitted within the Western Power Easement, with the exception of car parking and circulation for vehicles and pedestrians.

Bushfire note:

This lot is subject to an approved Bushfire Management Plan (BMP) and BAL assessment; however, since the lot in this LDP is situated within a designated bushfire prone area, the Bushfire Attack Level (BAL) for proposed buildings needs to be confirmed at the building permit or development approval stage in accordance with relevant WA building legislation. A copy of the BMP can be obtained from the city of Cockburn.

LEGEND

- Subject Site
- 2.0m minimum Second Storey Setback
- Developer Fencing & Retaining
- Building Orientation
- 2.0m Minimum Front Setback
- Important Vistas
- Preferred Vehicle Access
- Notable Architectural Feature / High Quality Landscaping
- Transformer Site
- Power-line Easement

H	REMOVE BIN PAD	170428	ED	ED
G	TEXT & PLAN MODS	170323	RF	ED
F	REMOVE WORD 'MINIMUM'	170313	ED	ED
E	VEHICLE ACCESS NOTE	170119	ED	ED
D	BUFFER REMOVED	170113	HH	ED
C	TRANSF'R LOCATION MOVED	161214	HH	ED
B	TRANSFORMER LOCATION ADD	161208	HH	ED
A	BASE PLAN RD1 401A	161207	HH	ED
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D