



Frankland Avenue



LOCAL DEVELOPMENT PLAN - LOT 414

This Local Development Plan (LDP) is made under the provisions of the City of Cockburn Town Planning Scheme No. 3 and provides guidance to development in addition to the 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 LDP applies to Lot 414 bounded by the Local Development Plan Boundary as denoted on the plan. Minor variations to the R-Codes, Local Policies and this LDP will require Approval by the City.

Bushfire Note:

Lot 414 is subject to an approved Bushfire Management Plan and Bushfire Attack Level (BAL) assessment for the broader locality; however, since Lot 414 is situated within a designated bushfire prone area, the 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.

Applications seeking development for any other use other than car parking or landscaping within 20 metres of the lot boundary to the south should be accompanied by an updated Bushfire Management Plan addressing the individual proposal.

Legend

-  Local Development Plan Boundary
-  Building orientation_ At least one major opening or Outdoor Living Area / Balcony shall be provided facing Corsia Crescent and the Public Open Space to the south
-  Potential Hazard Separation Required for Bushfire_ Refer Bushfire Note above
-  Uniform fencing shall be provided by the developer/builder of the site where shown on the map 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 (or body corporate of any strata complex), and shall not be modified without written consent from the City.

Approval

This LDP has been approved by the City of Cockburn as indicated below.



Signature

27/10/2017

Date

LDP17/22

CoC Reference



ASSESSMENT NOTE

This LDP has been prepared by RobertsDay; but is not responsible for its administration. The City of Cockburn will administer all matters relating to the LDP. Any assessment enquiries should be directed to the City.

CADASTRAL INFORMATION

SOURCE: RICHARD NOBLE
 YYMMDD: 150929
 DWG REF: 96326-010-P
 PROJECTION: PCG94

SIZE A3



REV	DESCRIPTION	YYMMDD	DRAWN	ED	APPR'D
E	SCHEME WORDS	171027	ED	-	-
D	REMOVE R-CODE VAR.	171024	ED	-	-
C	CITY COMMENTS	171004	ED	ER	-
B	ADD BUSHFIRE	170811	ED	ER	-
A	FIRST DRAFT	170809	ED	ER	-
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D	

Lot 414 Local Development Plan
Lots 414 Corsia Crescent, Vivente Estate
 City of Cockburn

REF NO. **RIC HAM** DRAW NO. **RD1 403** REV. **E**