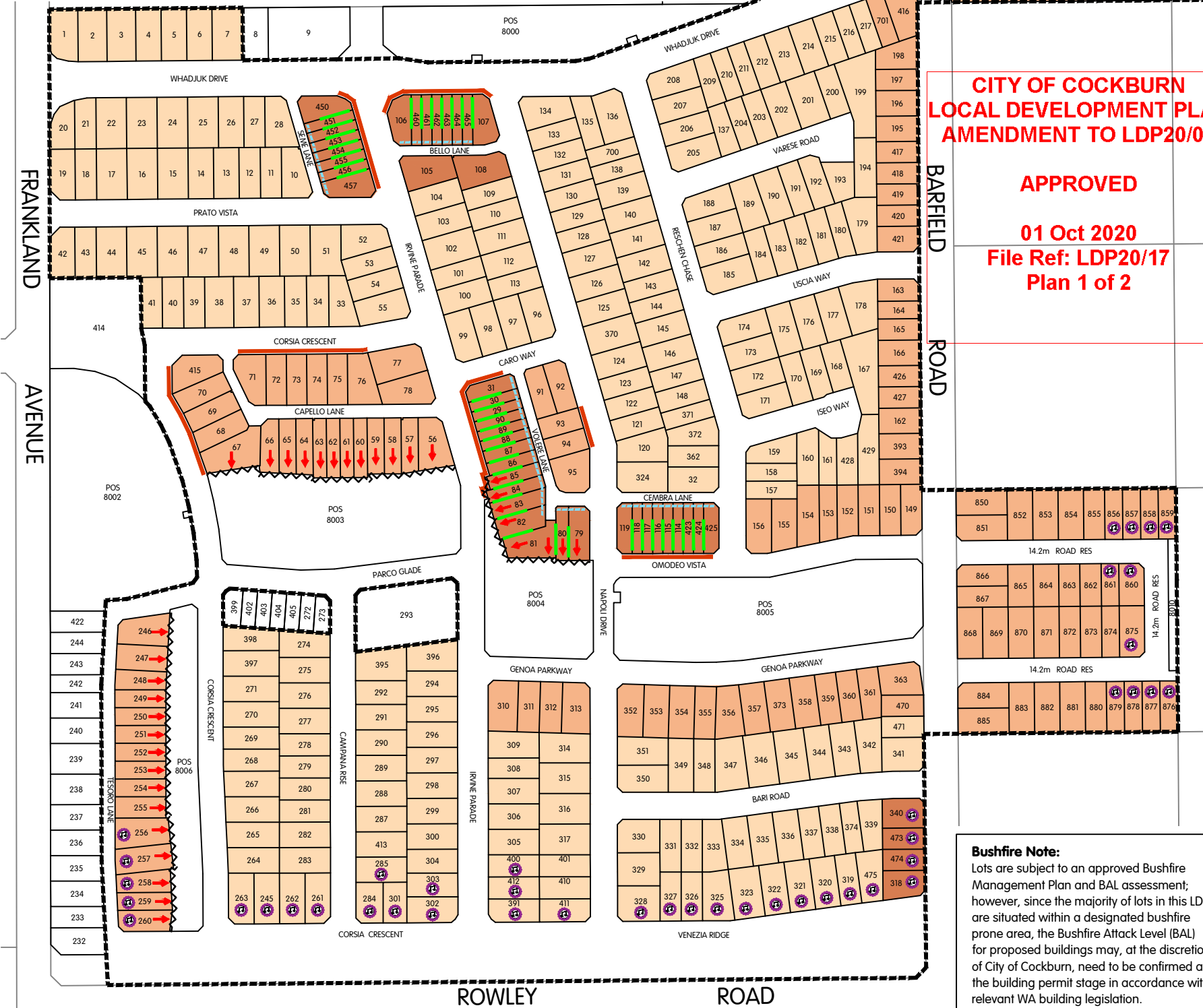


LEGEND

- Local Development Plan Boundary
- Proposed Lot Boundary
- Future Lot Boundary
- Residential R25
- Residential R30
- Residential R40
- No Vehicular Access
- 1.0 metre garage setback (to allow space for bin collection)

- Developer retaining & fencing
- Building orientation - Outdoor Living Area to address public open space. (entry point to adjoining public open space not required)
- Lots Affected by Quiet House Design Requirements (refer to Page 2 of this LDP)
- Double Storey Boundary Walls (refer provisions marked green on this LDP)



**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN
AMENDMENT TO LDP20/03**

APPROVED

**01 Oct 2020
File Ref: LDP20/17
Plan 1 of 2**

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 Town Planning Scheme No. 3 (TPS3) and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), TPS3 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.

Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, TPS3, and all relevant Local Planning Policies.

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 Houses.

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

For lots affected by Quiet House Design Requirements, refer to Page 2 of this LDP and the Transportation Noise Assessment prepared by Lloyd George Acoustics. A copy of the Transportation Noise Assessment can be obtained from the City of Cockburn.

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
Street Setback & Front Fences	3.0 metre minimum, no average.	(R30 & R40 only) 2.0 metre minimum, no average.	
	1.5 metres to porch / veranda / portico or similar, no maximum length.		
	1.5 metres minimum to secondary street.		(R30 & R40 only) 1.0 metre minimum to secondary street.
	Where street setbacks are less than 4.0 metres, Front fences within the primary street setback area being a maximum height of 0.9 metres above natural ground level, measured from the primary street side of the front setback.		
	Provided the front setback is greater than 4.0 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 City of Cockburn.		
Lot Boundary Setback	Boundary Setbacks		
	1.2 metres for wall height 3.5 metres or less with major openings.		
	1.0 metre for wall height 3.5 metres or less without major openings.		
	Boundary Walls		
	To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5 metres or less.		
	Where boundary walls are likely to be visible to the primary/secondary street and/or public open space, the surface finish shall be consistent/complementary with the appearance of the primary street façade.		
Open Space	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 3.0 metres length or width dimension. No other R-Codes site cover standards apply.		
Garage setback and width and vehicular access	Rear Load		
	1.0 metre garage setback to laneway for lots denoted on the plan, being Lots 29-31, 79-90, 450, 451-457, 106, 107, 114-1149, 423-425 and 460-465.		
	0.5 metre garage setback to laneway for all unmarked rear load lots.		
	Front Load		
	4.5 metre garage setback from the primary street and 1.5 metres from a secondary street.		
	The garage setback from the primary street may be reduced to 4.0 metres where an existing or planned footpath or shared path is located more than 0.5 metres from the street boundary.		
	For front loaded lots with street frontages between 10.5 and 12 metres, a double garage is permitted to a maximum width of 6.0 metres as viewed from the street subject to:		
	<ul style="list-style-type: none"> • garage setback a minimum of 0.5 metres behind the building alignment; • a major opening to a habitable room directly facing the primary street; • An entry feature consisting of a porch, veranda, portico, or similar element with a minimum depth of 1.2 metres; & • no vehicular crossover wider than 4.5 metres where it meets the street. 		
	Lots with a frontage less than 10.5 metres or not compliant with the above require single or tandem garaging.		
Overshadowing	No maximum overshadowing for wall height 3.5 metres or less (or 6.0 metres or less for lot boundaries marked in green on the plan).		
	No maximum overshadowing for wall height greater than 3.5 metres 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 25% of the rear half of the lot.	(R30 & R40 only) No maximum overshadowing for wall height greater than 3.5 metres (or greater than 6.0 metres for lot boundaries marked in green on the plan) 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% of the rear half of the lot.	
Privacy	R-Codes clause 5.4.1 C1.1 applies, however the setback distance is 3.0 metres to bedrooms and studies, 4.5 metres to major openings to habitable rooms other than bedrooms and studies and 6.0 metres to unenclosed outdoor active habitable spaces.		
	R-Codes 5.4.1 C1.1.i does not apply to major openings and unenclosed outdoor active habitable spaces that are parallel and presented to the primary street.		



RICHARD NOBLE GOLD ESTATES
PROPERTY INTEGRITY COMMUNITY

ASSESSMENT NOTE
This LDP has been prepared by RobertsDay on behalf of Gold Estates c/- Richard Noble. The City of Cockburn will administer all matters relating to the LDP. Any assessment enquiries should be directed to the City of Cockburn.



1:3000
0 metres 30 60 90 120 150

CADASTRAL INFORMATION
SOURCE: MNG
YMMDD: 200617
DWG REF: 96326pr-010ar.dgn
PROJECTION: PCG94

SIZE A3

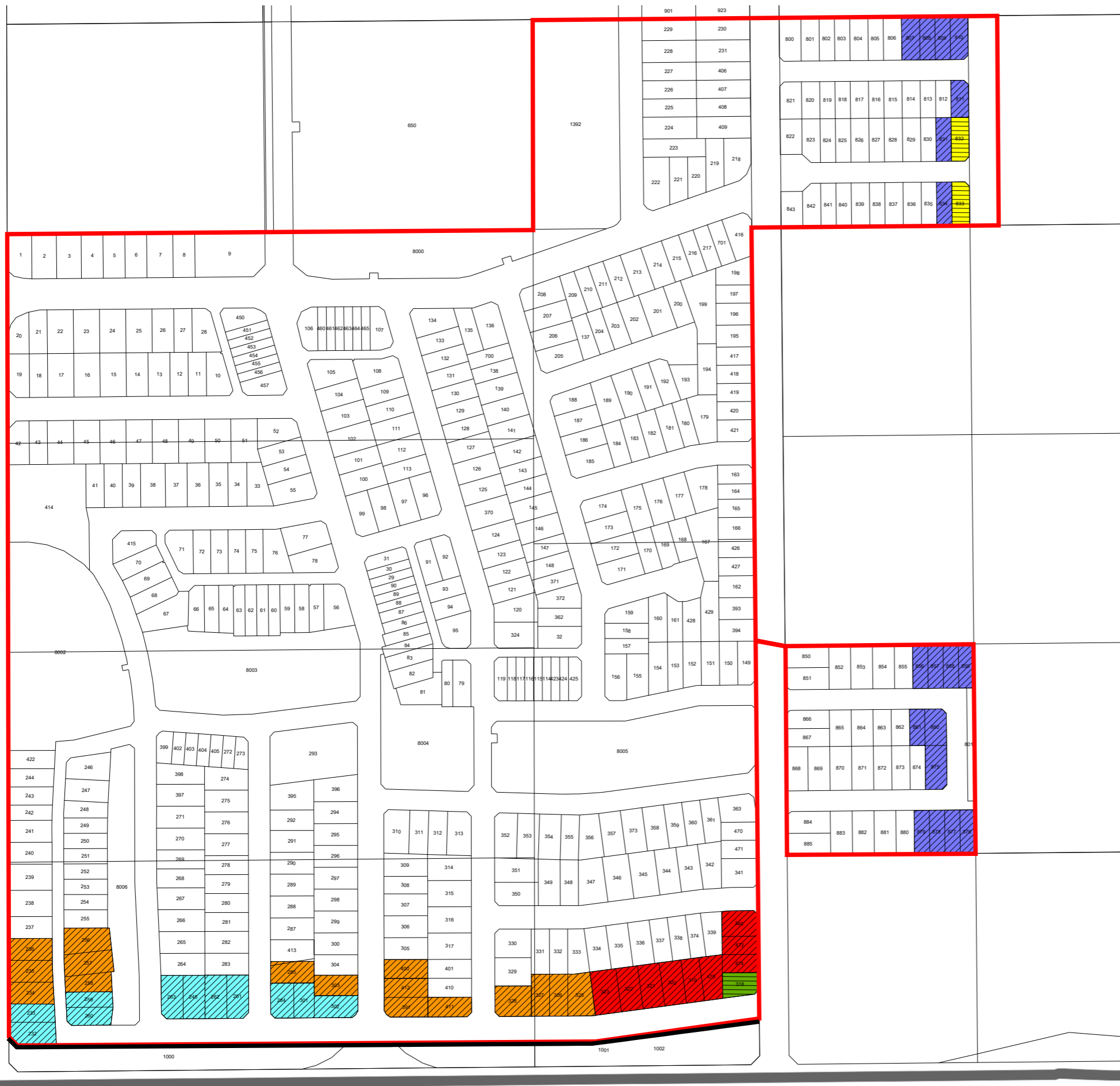
X	NOISE, FRONT PRIVACY, WALLS	200930	ED	TT
W	R25 SETBACK, OVERSHADOWING	200914	ED	TT
V	UPDATED NOISE AND TERRACE	200904	ED	TT
U	ADD STAGE 10 (LOT 15)	200713	ED	TT
T	REMOVE LOT 8	200219	ED	TT
S	LOTS 285, 304, 400, 401, 471	200204	HH	ED
R	UPDATE PRECAL	200121	MT	ED
Q	INCLUDE STAGE 1	180626	ED	ER
REV	DESCRIPTION	YMMDD	DRAWN	APPR'D



PAGE 1 OF 2

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

REF NO. **RIC HAM** DRAW NO. **RD1 402** REV. **X**



**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN
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APPROVED

**01 Oct 2020
File Ref: LDP20/17
Plan 2 of 2**

- Signs and symbols**
- Road Lanes
 - Subject Site
 - 3m High Noise Wall
 - Package A (Kwinana Fwy)
 - Package A (Rowley Rd)
 - Package A (Both Roads)
 - Package B (Kwinana Fwy)
 - Package B (Rowley Rd)
 - Package B (Both Roads)

Quite House Design Requirements:
For lots effected by Quiet House Design Packages as depicted on this plan, refer to Appendix A of the Transportation Noise Assessment prepared by Lloyd George Acoustics.

Noise Report Reference: 14113024-03a
Noise Report Date: 29 Sep 2020
Report available from the City of Cockburn



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