

**CITY OF COCKBURN  
DEVELOPMENT APPLICATION**

Subject to any amendments shown in red  
and compliance with conditions of approval

**APPROVED**

**09 Aug 2018  
File Ref: LDP18/24  
Plan 1 of 1**



FRANKLAND

AVENUE

FRANKLAND

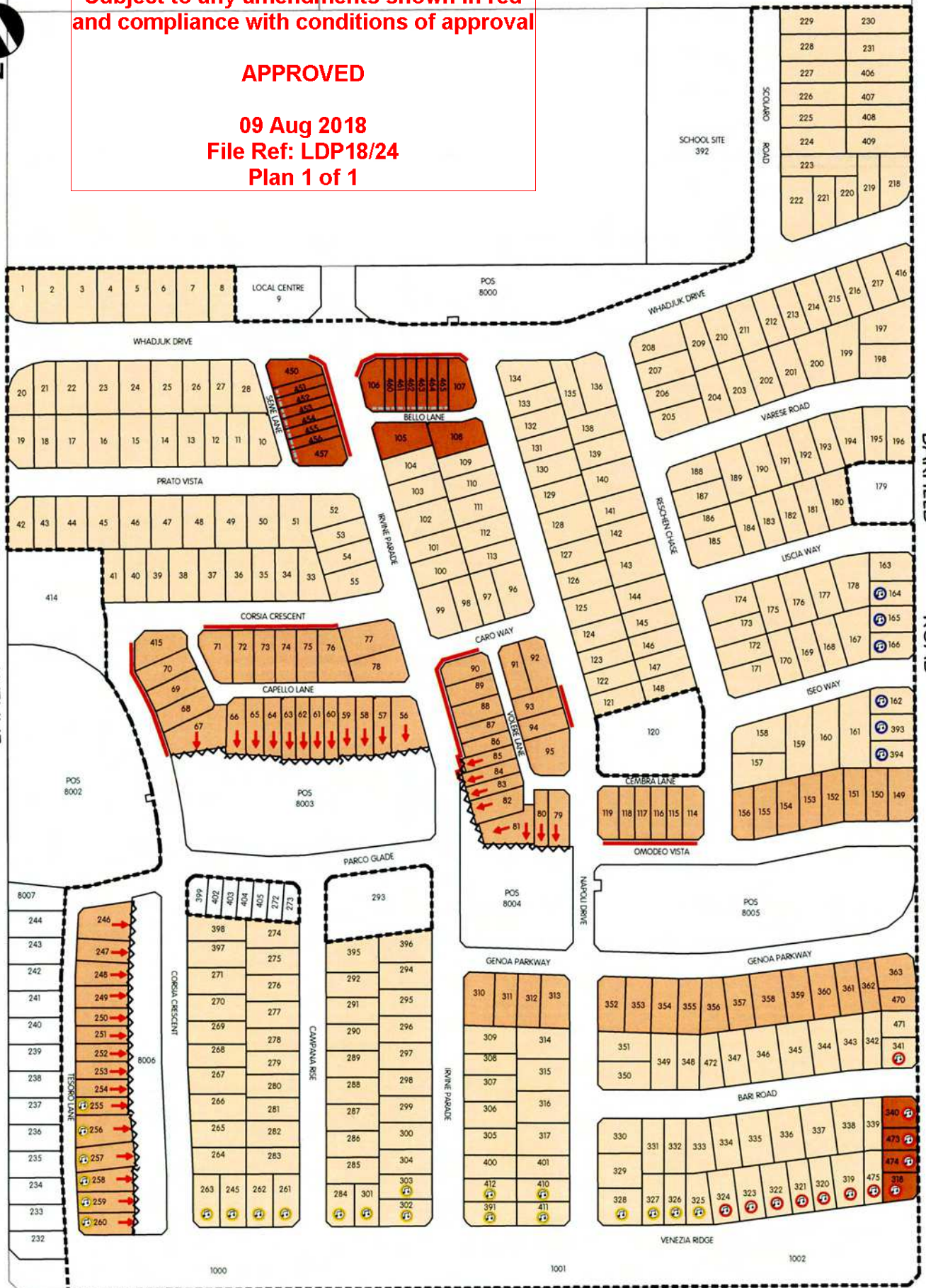
AVENUE

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**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)

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 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. Information on Page 2 has been derived from the Noise Management Plan prepared by Lloyd George Acoustics. Copies can be obtained from the City of Cockburn.

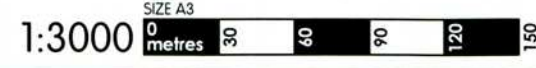
Lots may be affected by Bushfire Attack Level (BAL) construction standards. Copies of the Bushfire Management Plan can be obtained from the City of Cockburn.

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
<b>Street Setback &amp; Front Fences</b>	3.0 metre minimum.		
	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.
<b>Lot Boundary Setback</b>	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.		
<b>Open Space</b>	<b>Boundary Setbacks</b>		
	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.		
<b>Garage setback and width and vehicular access</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 3.5 metres or less.		<b>Boundary Walls (R40 only)</b> To both side boundaries subject to: no maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5 metres or less.
<b>Overshadowing</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 3.0 metres length or width dimension.		
	No other R-Codes site cover standards apply.		
<b>Privacy</b>	<b>Rear Load</b>		
	1.0 metre garage setback to laneway for lots denoted on the plan, being Lots 450, 451-457, 106, 107, & 460-465.		
	0.5 metre garage setback to laneway for all unmarked rear load lots.		
<b>Privacy</b>	<b>Front Load</b>		
	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.		
<b>Privacy</b>	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"> <li>• garage setback a minimum of 0.5 metres 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 element with a minimum depth of 1.2 metres; &amp;</li> <li>• no vehicular crossover wider than 4.5 metres where it meets the street.</li> </ul>		
	Lots with a frontage less than 10.5 metres or not compliant with the above require single or tandem garaging.		
<b>Privacy</b>	No maximum overshadowing for wall height 3.5 metres or less.		
	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%.		(R30 & R40 only) 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 35%.
<b>Privacy</b>	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.		



**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: MNG  
YYMMDD: 180615  
DWG REF: 96326pr-010ah  
PROJECTION: PCG94

Q	INCLUDE STAGE 1	180626	MT	ED
P	BIN PICKUP	180206	ED	ER
O	REAR SETBACK	180119	ED	ER
N	PRECAL UPDATE	171122	ED	ER
M	DESIGN AS PER SUBDIVISION	171116	RF	ED
L	REMOVE FRANKLAND LOTS	161221	ED	ED
K	UNIFORM FENCING	161216	ED	ED
J	BUSH-FIRE & NOISE	161018	ED	ED
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D



**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) 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) 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 45) - Two leaves of 90mm thick brick with minimum 50mm cavity.</li> <li>Roof and ceiling (minimum R + C 35) - Standard roof construction with 10mm 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.