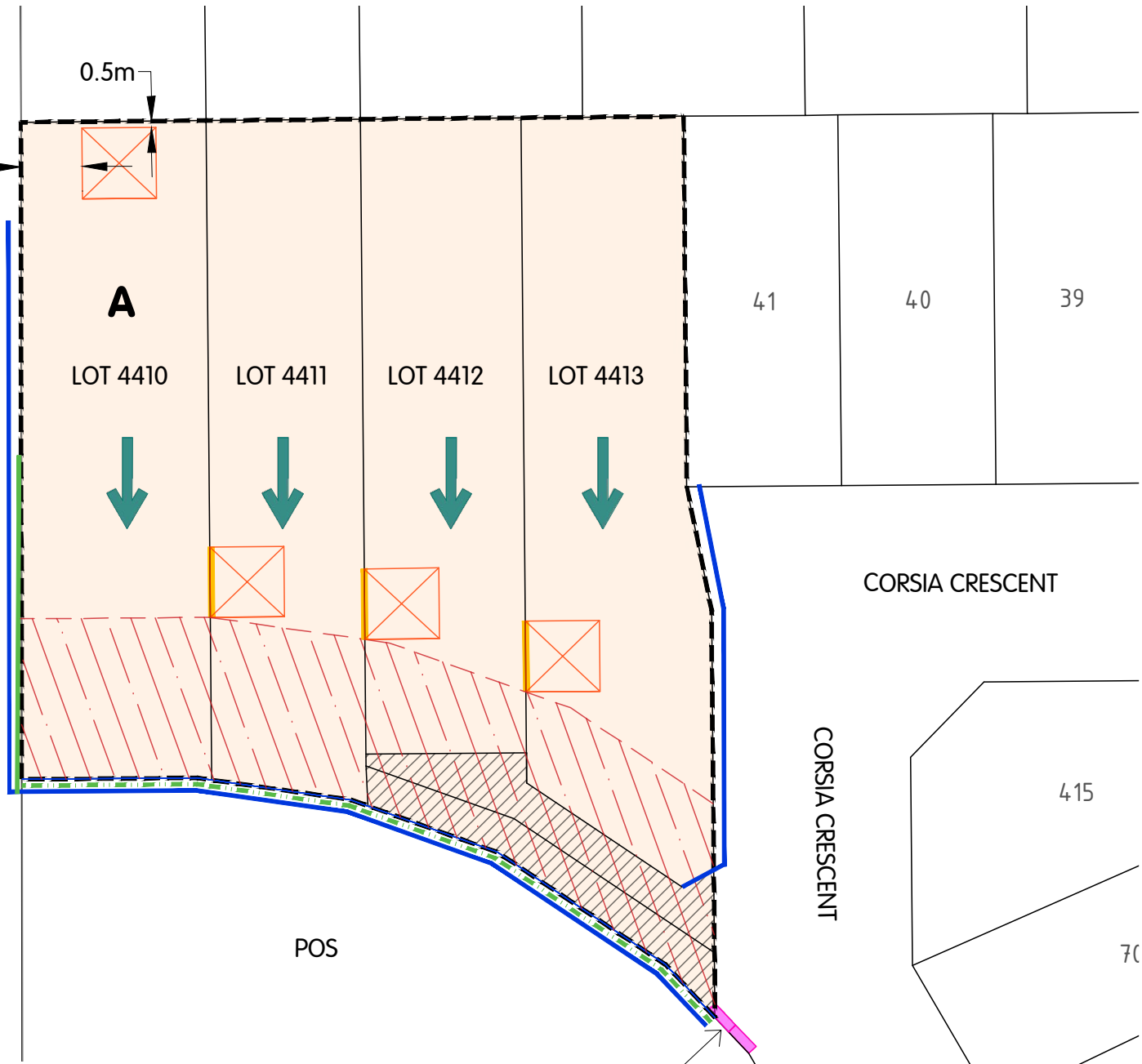




0.5m
5.0m

FRANKLAND AVENUE



41 40 39

CORSIA CRESCENT

CORSIA CRESCENT

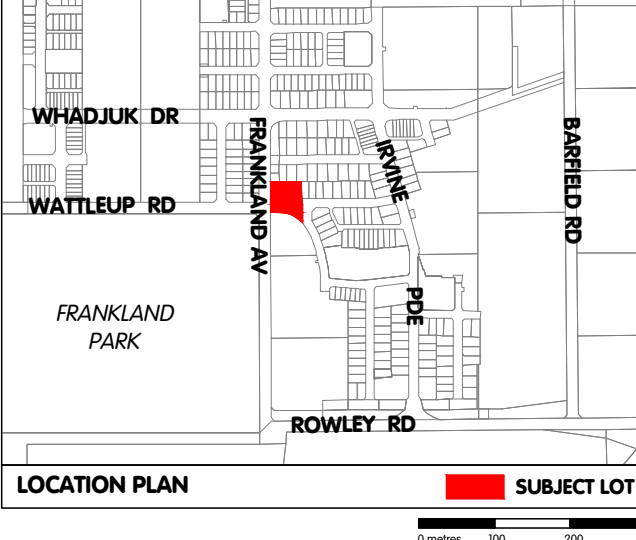
415

70

POS

bin pads

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions
.....
Manager, Approval Services Date
City of Cockburn



LEGEND

- Local Development Plan Boundary
- Lot Boundary
- Boundary Walls Permitted
- Proposed 1.8m high Colorbond fence
- Uniform Fencing (Low wall)
- Designated Garage Location
- Bin pads
- Primary Street Frontage
- No Vehicular Access
- No Habitable Dwelling Permitted (13.0m setback to achieve rating of BAL 29)
- Reciprocal Access
- R30

LOCAL DEVELOPMENT PLAN - CORSIA CRESCENT

The Local Development Plan is made under the provisions of the City of Cockburn Town Planning Scheme (TPS3) and provides variations to the provisions of the Residential Design Codes (R Codes), TPS3 and Local Planning Policies as shown on the plan and written below.

All other requirements of the R Codes, TPS3 and Local Planning Policies shall be complied with.

Consultation with adjoining or other landowners to achieve a variation to the R codes, in accordance with the Local Development Plan (LDP), is not required.

R-code Variation Approval or Planning Approval is required only where variations to the provisions of this LDP are sought.

Lot numbers shall be shown and maintained on bin pads that are not located on that Lot.

Bushfire Note:

Lots subject of this LDP are within a bushfire prone area, and will require a Bushfire Attack Level Certificate to obtain a Building Permit.

Quiet House Design Requirements:

A Package A

In accordance with Transportation Noise Assessment Lot 4410 (#47) Corsia Crescent, Hammond Park (Lloyd George Acoustics, March 2024).

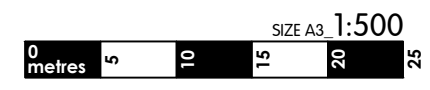
R-Code Variations	R30 Lots
Street Setback	3.0m to Primary Street. 1.5m to porch/verandah/portico or similar, no maximum length. 1.5m minimum to secondary street.
Rear Setback	2.0m rear setback.
Lot Boundary Setback	<u>Boundary Walls</u> To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5 metres or less. <u>Boundary setbacks</u> 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.
Open Space	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. The OLA has a minimum 3.0m length or width dimension. No other R-Codes site cover standards apply.
Built Form	A double garage is permitted to a maximum width of 6.0m as viewed from the street subject to: - A major opening to a habitable room, which can include the second storey, directly facing the primary street; - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m (entry feature may be behind garage setback where second storey provided above garage); and - No vehicular crossover wider than 4.5m where it meets the street. Lots that are not compliant with the above scenario require single or tandem garages.
Vehicle Access	Vehicle access is permitted in the locations identified in the LDP. Vehicle access to Lot 4410 is to be from Frankland Avenue. All other lots to have vehicle access from Corsia Crescent.
Overshadowing	No overshadowing requirements apply.
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. No other privacy provisions apply.



ASSESSMENT NOTE
This LDP has been prepared by Hatch Urban Solutions on behalf of Richard Noble; 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 of Cockburn.

CADASTRAL INFORMATION
SOURCE: MNG
YYMMDD:151009
DWG REF: 96326-010-P
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



REV	DESCRIPTION	YYMMDD	SB	SB	SB	TT	TT	TT
E	UNIFORM FENCING	240424	FGH	TT				
D	GARAGE LOCATIONS	240402	FGH	DRAFT				
C	GARAGE LOCATIONS	240327	FGH	DRAFT				
B	SECOND ISSUE	240326	FGH	DRAFT				
A	FIRST ISSUE	240220	SB	DRAFT				
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D				

LOCAL DEVELOPMENT PLAN
Lot 414 Corsia Crescent Vivente Estate
City of Cockburn

REF NO. **RIC HAM** DRAW NO. **RD1 413** REV. **E**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY