



LEGEND

LOTS SUBJECT TO DETAILED AREA PLAN

BUILDING ENVELOPE

NO VEHICULAR ACCESS

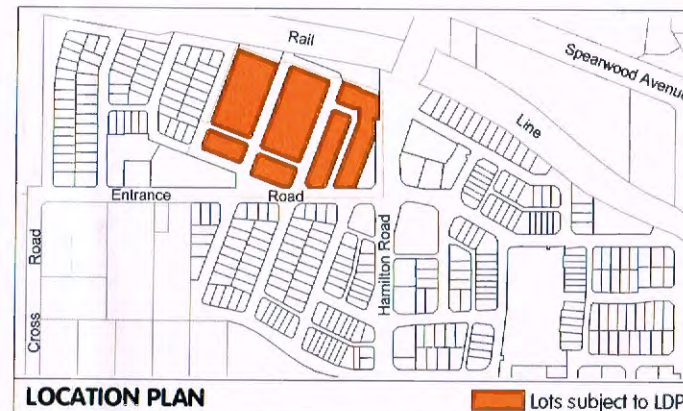
DWELLING ORIENTATION TO PRIMARY STREET OR POS

QA QB+ QUIET HOUSE DESIGN (REFER NOTE 14) PACKAGE A OR PACKAGE B+ REQUIREMENTS

NOTATION (SPECIFIC TO LOCATION)

NOTATION (GENERAL TO LOCATION)

50% OF FENCING TO BE VISUALLY PERMEABLE



LOCATION PLAN

Lots subject to LDP

LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be allocated within the building envelopes. Town Planning Scheme No. 3, the R-Codes and relevant City of Cockburn policies are varied in the following manner:-

- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation of the R-Codes is not required where the design complies with this Local Development Plan.
- Residential density codings for the subject lots are in accordance with the approved Local Structure Plan.
- For all lots, a minimum open space of 40% is applicable.
- For those lots to which a requirement for "dwelling orientation to primary street or POS" has been applied, dwellings thereon shall address those streets or POS with major openings and main entry accessible via this frontage.
- For Lots 173, 178, 187, 188, 197, 201, 210, 214, 464, 473 and 487 at least 50% of the fencing on the secondary street boundary must be visually permeable above 1.2m in height.
- For Lots 173, 178, 197, 201, 464 and 473 the minimum setback to a secondary street shall be 1.0 metre.
- For Lots 173-178, 197-201 and 464-487, the minimum setback to primary street shall be 2.0 metres, and the maximum setback to the primary street shall be 4.0 metres.
- Building envelopes within Lots 200, 201, 464, 465, and 487 are affected by a power line easement. Consultation with Western Power should take place during the planning approval process to confirm that any proposed structure is clear of the easement.
- For any lot abutting a laneway, the minimum setback to the laneway shall be 1.5 metres and the maximum shall be 3.0 metres.
- Any dividing fencing or fencing to POS constructed by the developer must be retained. If there is any need to replace the fencing, the new fencing shall be constructed of the same materials and colours as the original fencing to the satisfaction of the City of Cockburn.
- Lots subject to this Local Development Plan are exempt from provision 5.4.2 of the R-Codes determining solar access for adjoining sites.
- A bin pad (1.5m wide x 1.0m deep) shall be provided at a nil setback from the laneway in accordance with City of Cockburn requirements.
- For lots designated "Quiet House Design", all plans and supporting documents accompanying the Building Permit applications on these lots must demonstrate compliance with either 'Package A' (QA) or 'Package B' (QB+) quiet house design requirements, as indicated on the attached 'PLAN 2'. All houses are to be constructed of double cavity brick wall. Lots denoted 'QB+' must demonstrate compliance with the following additional requirements:
 - Roofs shall be tiled.
 - Ceilings in bedrooms and habitable rooms shall be double thickness plasterboard (26mm) or 13mm Soundchek plasterboard.

ADVICE NOTE TO LOT OWNERS AFFECTED BY THIS DAP

Owners of lots affected by this LDP are reminded of their obligation (as per the Restricted Covenant annexed to the Certificate of Title) to obtain approval from the subdivider, or its authorised agents, to building designs prior to lodgement of an application for a Building Permit to the City of Cockburn. Applications for Building Permits are required to also satisfy the Eliza Ponds Design Guidelines.

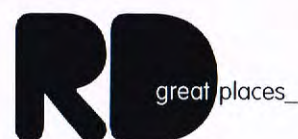
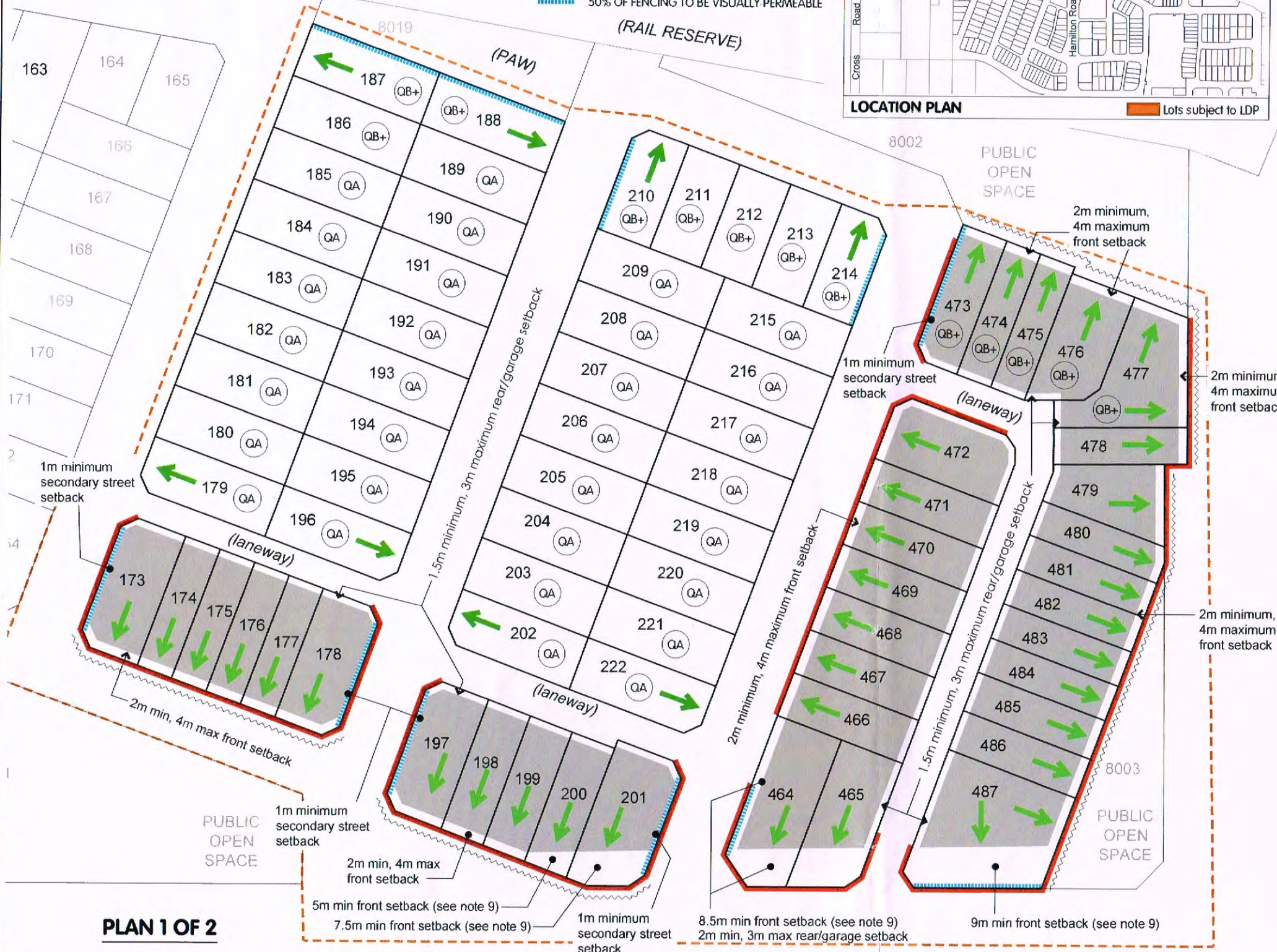
The development guidelines as shown have been adopted by Council and signed by the Principal Planner

[Signature]
Manager of Planning Services

27 April 2017
Date

LDP17/08
CoC Ref:

PLAN 1 OF 2



GWF / George Weston Foods Limited

robertsday.com.au planning-design-place

SIZE A3
1:1000
0 10 20 30 40 50 metres

CADASTRAL INFORMATION
SOURCE: MCMULLEN NOLAN
YYMMDD: 120609
DWG REF: 96497/01s-9999k.dwg
PROJECTION: PCG94

N	TEXT UPDATES	150720	RF	DC
M	ADDRESS UPDATE	150424	ED	DC
L	REMOVE OUTDOOR LIVING AREAS	150401	ED	DC
K	OPEN SPACE, QHD, BUSHFIRE	150320	ED	DC
J	QUIET HOUSE ADDED & SETBACKS	150115	ED	DC
I	QUIET HOUSE REMOVED	141105	SB	DC
H	UPDATE PRECAL & SETBACKS	140908	SB	DC
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

ELIZA PONDS - LOCAL DEVELOPMENT PLAN (LDP 6)
Lots 173-222 and 464-487, Coogee
City of Cockburn

REF NO. DRAW NO. REV.
GWF SPE RD1 405 N

PACKAGE A - House Requirements (For lots denoted as (QA) 'Quiet House Design')

AREA TYPE	ORIENTATION	PACKAGE A MEASURES
INDOORS		
Bedrooms	Facing rail corridor	<ul style="list-style-type: none"> 6mm (min) laminated glazing Fixed, casement or awning windows with seals No external doors Closed Eaves No Vents to outside walls/eaves Mechanical ventilation/airconditioning ¹
	Side-on corridor	<ul style="list-style-type: none"> 6mm (min) laminated glazing Closed Eaves Mechanical ventilation/ airconditioning
	Away from corridor	No requirements
Living and work areas ²	Facing rail corridor	<ul style="list-style-type: none"> 6mm (min) laminated glazing Fixed, casement or awning windows with seals 35mm (min) solid core external doors with acoustic seals Sliding doors must be fitted with acoustic seals ³ Closed Eaves No Vents to outside walls/eaves Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (min) laminated glazing Closed Eaves Mechanical ventilation/ airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

- 1_ To comply with the airconditioning / mechanical ventilation requirements, all plans and supporting documents accompanying the building permit applications must demonstrate compliance the following standards, as part of the building permit stage:
- evaporative airconditioning systems require air relief grilles to meet the requirements for Package A to allow windows to be closed during operation of the airconditioner.
 - refrigerative airconditioning systems need to be designed to achieve fresh air ventilation requirements;
 - air inlets need to be positioned facing away from the transport corridor where practicable;
 - ductwork needs to be provided with adequate silencing to prevent noise intrusion.
- 2_ These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".
- 3_ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

PACKAGE B - House Requirements (For lots denoted as (QB+) 'Quiet House Design')

AREA TYPE	ORIENTATION	PACKAGE A MEASURES
INDOORS		
Bedrooms	Facing rail corridor	<ul style="list-style-type: none"> 10mm (min) laminated glazing Fixed, casement or awning windows with seals No external doors Closed Eaves No Vents to outside walls/eaves Mechanical ventilation/ airconditioning ⁴
	Side-on corridor	<ul style="list-style-type: none"> 10mm (min) laminated glazing Closed Eaves Mechanical ventilation/airconditioning
	Away from corridor	No requirements
Living and work areas ⁵	Facing rail corridor	<ul style="list-style-type: none"> 10mm (min) laminated glazing Fixed, casement or awning windows with seals 40mm (min) solid core external doors with acoustic seals Sliding doors must be fitted with acoustic seals ⁶ Closed Eaves No Vents to outside walls/eaves Mechanical ventilation/airconditioning
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (min) laminated glazing Closed Eaves Mechanical ventilation/ airconditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

- 4_ To comply with the airconditioning / mechanical ventilation requirements, all plans and supporting documents accompanying the building permit applications must demonstrate compliance the following standards, as part of the building permit stage:
- refrigerative airconditioning systems need to be designed to achieve fresh air ventilation requirements;
 - air inlets need to be positioned facing away from the transport corridor where practicable;
 - ductwork needs to be provided with adequate silencing to prevent noise intrusion.
- 5_ These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".
- 6_ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.