

**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN  
AMENDMENT TO LDP17/32**

**APPROVED**

**20 May 2021**  
**File Ref: LDP21/17**  
**Plan 1 of 1**

**Note:**  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
**Site boundaries:** McMullen Nolan  
**Adjoining information:** City of Cockburn

**Local Development Plan Provisions and R-Code Variations**

**General Requirements**  
Unless otherwise varied below, all development shall be in accordance with the City of Cockburn Town Planning Scheme No. 3, Residential Design Codes WA (R Codes) and the Medium Density Single House Development Standards (R-MD codes). Unless otherwise varied by this Local Development Plan (LDP) the relevant density code provisions apply to lots subject to this LDP.

The requirement to consult with adjoining or other landowners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

All lots within 100m of "Classified Vegetation", as identified on the LDP Plan must comply with the requirements of the approved Bushfire Management Plan and any subsequent Bushfire Attack Level Assessment, which may be incorporated as part of the building permit application.

Proposed Lots 113-118 (being Lots 412-417 on this plan) as described in Condition 1 of WAPC Approval 152098 cannot be developed until a BAL Assessment of those lots identifies that they achieve a rating of BAL 29 or lower.

All lots within this LDP are subject to a potential mosquito nuisance as identified in the Mosquito Management Plan - 23 November 2013 by Rankine Mosquito Management, and therefore in compliance with that report the following design elements should be observed:

- All vents and pipes to be screened;
- All water tanks to be screened to prevent breeding;
- Outdoor entertaining areas should be screened to avoid nuisance;
- Screened door entrances;
- Landscaping to avoid hedging, vines and creepers, and be regularly pruned to prevent favourable breeding conditions;
- Screens fitted to windows;
- Draft and pest excluders fitted to entry doors and windows; and
- Eaves to be enclosed/screened to prevent pest infiltration.


**Dwelling Orientation & Design**

- Where lots overlook public open space, dwellings are to be situated so that at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features. The building facade is detailed and articulated with a major window opening and at least one design element that creates visual interest (this could include elements such as indentations, window hoods, eave overhangs, porches or material variations etc).
- Lots 405-408 should have outdoor living areas located within the increased building setback
- Lots 335, 348, 352, 361, 382, 384 should have a garage set back to a minimum of 0.5m behind the main building line and a crossover that does not exceed 4.5m in width.



|                                  |                            |                            |  |
|----------------------------------|----------------------------|----------------------------|--|
| <b>PROJECT</b>                   |                            | <b>GADD STREET SUCCESS</b> |  |
| Job Ref. 119136                  | Date 13 APRIL 2021         |                            |  |
| Comp By. JC                      | DWG Name. 119136-4-001.dwg |                            |  |
| Checked By. JLS                  | Locality SUCCESS           |                            |  |
| Local Authority CITY OF COCKBURN |                            |                            |  |

|                                                                            |  |                                                        |  |
|----------------------------------------------------------------------------|--|--------------------------------------------------------|--|
| <b>CLIENT</b>                                                              |  | <b>PROPERTY NOMINEES PTY LTD &amp; ASH ROW PTY LTD</b> |  |
| <b>LOCAL DEVELOPMENT PLAN<br/>LOTS 1 &amp; 761 GADD STREET<br/>SUCCESS</b> |  |                                                        |  |



© COPYRIGHT PROTECTS THIS PLAN  
Unauthorized reproduction or amendment not permitted. Please contact the author.

RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762

Level 2, 27-31 Troode St  
West Perth WA 6005  
PO Box 170  
West Perth WA 6872

**T**+61 8 9211 1111  
**F**+61 8 9211 1122  
**W** rpsgroup.com.au

|              |          |                              |              |
|--------------|----------|------------------------------|--------------|
| Scale 1:1500 | Sheet A3 | Plan Ref <b>119136-4-001</b> | Rev <b>E</b> |
|--------------|----------|------------------------------|--------------|