



### Local Development Plan

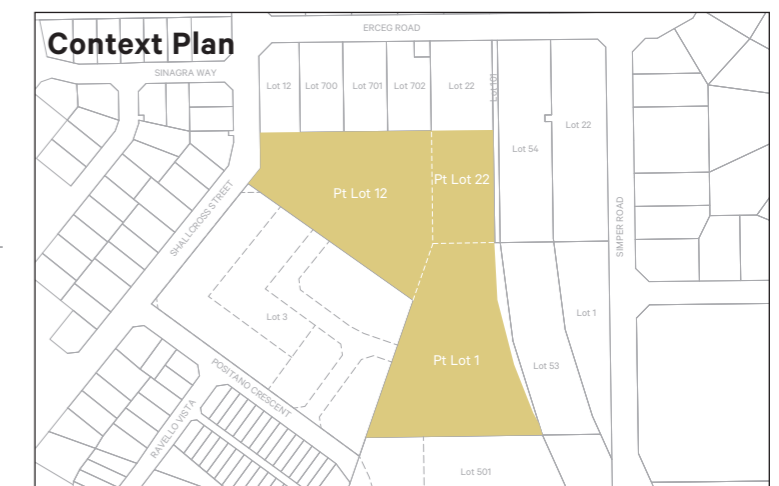
The provisions outlined in the Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes), the City of Cockburn Local Planning Scheme No. 3 (LPS 3) and the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16). The requirements of the R-Codes, LPS 3 and LPP 1.16 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required.

#### Garages

- Garages must be located as designated on this Local Development Plan.

#### Noise Attenuation

- Lots 14 and 24-34 are affected by Quiet House Design requirements in relation to development on the ground floor and above.
- All plans and supporting documents accompanying the Building Permit Applications for Lots 14 and 24-34 must clearly demonstrate compliance with the attached 'Package A' Deemed to Satisfy Construction requirement, (Attachment 1) including the provision of mechanical ventilation or suitable ducted air conditioning with fresh air intakes, as part of the Building Permit application.
  - (i) Lots 14 and 24-34 - Package A to the ground floor; and
  - (ii) Lots 14 and 24-34 - For any development above the ground floor, the Building Permit must be supported by an acoustic report from a suitably qualified acoustic consultant detailing noise attenuation measures to the satisfaction of the Manager, Health Service.
  - (iii) Alternative construction methods to those detailed in these Deemed to Satisfy Quiet House Design Packages may be accepted by the City of Cockburn, where alternative design and construction methods are supported by a further, site specific acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Manager, Health Service.



**CITY OF COCKBURN  
LOCAL DEVELOPMENT PLAN**

**APPROVED**

**07 Jul 2022  
File Ref: LDP22/09  
Plan 1 of 3**

## Local Development Plan (Sheet 1 of 3)

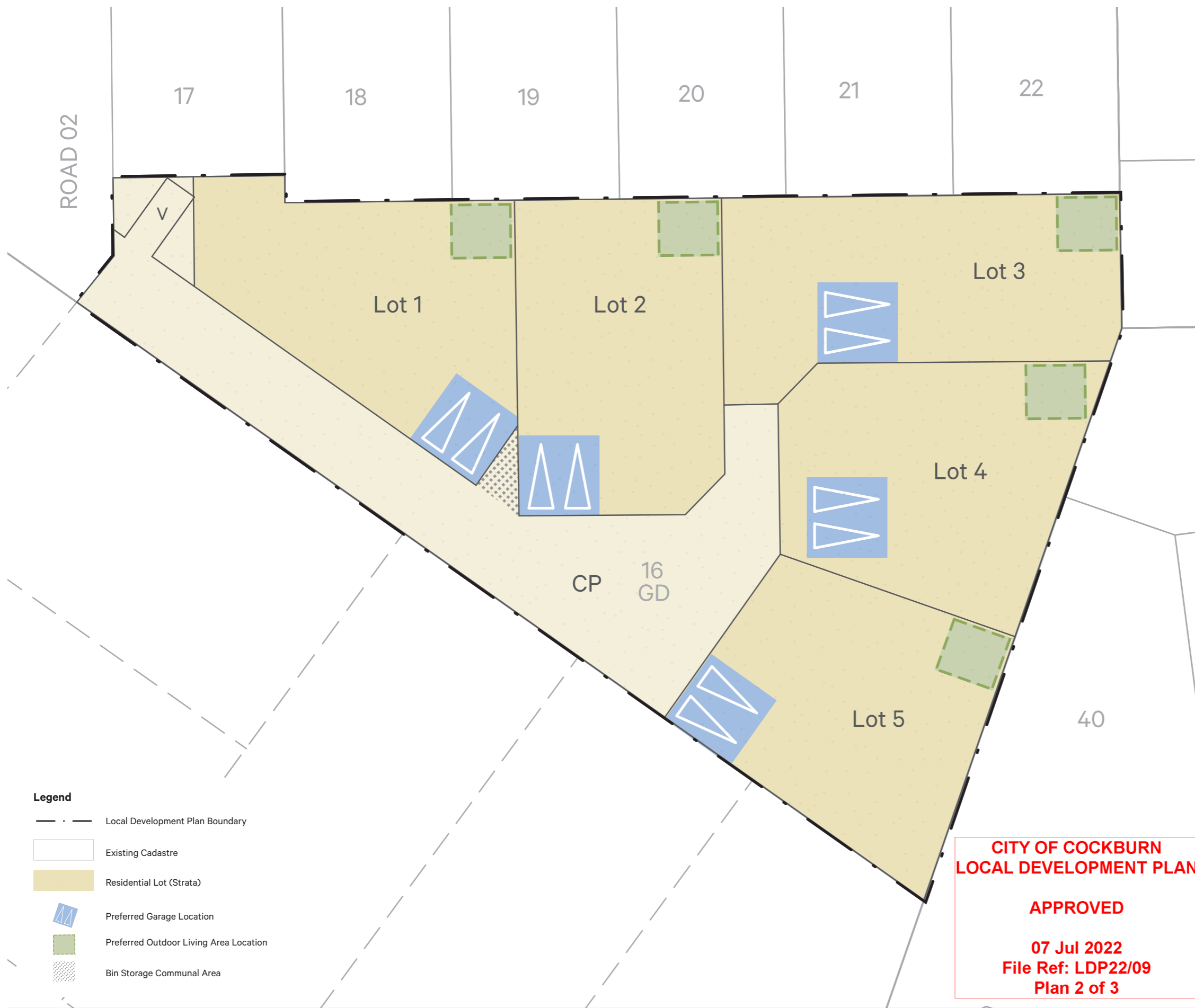
Pt Lot 1 Simper Rd, Pt Lot 22 Erceg Rd and Pt Lot 12 (56) Shallcross St, Yangebup

Date: 6 Jul 2022 Scale: 1:1500 @ A3 1:750 @ A1 File: 20-414 CP-1 Staff: JP EC GW Checked: JP



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### Local Development Plan (Strata Lots)

The provisions outlined in the Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes), the City of Cockburn Local Planning Scheme No. 3 (LPS 3) and the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16). The requirements of the R-Codes, LPS 3 and LPP 1.16 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of the LDP will not be required.

#### Garages

1. The preferred location for garages is shown in this LDP. Where alternative locations for garage(s) are proposed, vehicle manoeuvring to access and egress the garage(s) shall be to the satisfaction of the local authority.

#### Dwelling Setbacks

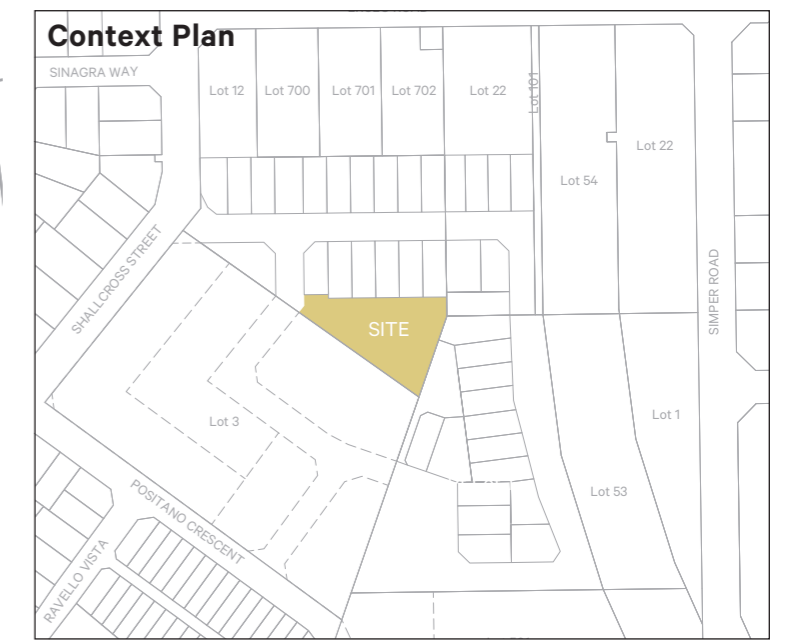
2. Except where otherwise provided for in this LDP, dwellings shall be setback a minimum of 0.5m from the common property boundary, excluding garages which may have a nil (zero) setback.
3. The minimum setback from the western boundary of Lot 1 to the common property shall be 1.0m for walls with no major openings and 1.2m for walls with major openings.

#### Solar Orientation

4. The preferred location for outdoor living areas is shown on this LDP to maximise solar access.

#### Waste Management

5. Screening to be provided to the communal bin storage area to the satisfaction of the local authority.



**Legend**

- Local Development Plan Boundary
- Existing Cadastre
- Residential Lot (Strata)
- Preferred Garage Location
- Preferred Outdoor Living Area Location
- Bin Storage Communal Area

# Attachment 1

## Quiet House Package A

56-58 dB  $L_{Aeq(Day)}$  & 51-53 dB  $L_{Aeq(Night)}$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>):                             <ul style="list-style-type: none"> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 25</math>):                             <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 28</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 31</math>).</li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 25</math>:                             <ul style="list-style-type: none"> <li>35mm Solid timber core hinged door and frame system certified to <math>R_w 28</math> including seals;</li> <li>Glazed sliding door with 10mm glass and weather seals.</li> </ul> </li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 45</math>:                             <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or</li> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face; or</li> <li>One row of 92mm studs at 600mm centres with:                                     <ul style="list-style-type: none"> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;</li> <li>75mm thick mineral wool insulation with a density of at least <math>11\text{kgkg/m}^3</math>; and</li> <li>2 x 16mm fire-rated plasterboard to inside.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>:                             <ul style="list-style-type: none"> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul> </li> </ul>	
Outdoor Living Areas	At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.		

### Mechanical Ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound performance of  $R_w 40$  dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or to building sides facing away from the corridor where practicable.

