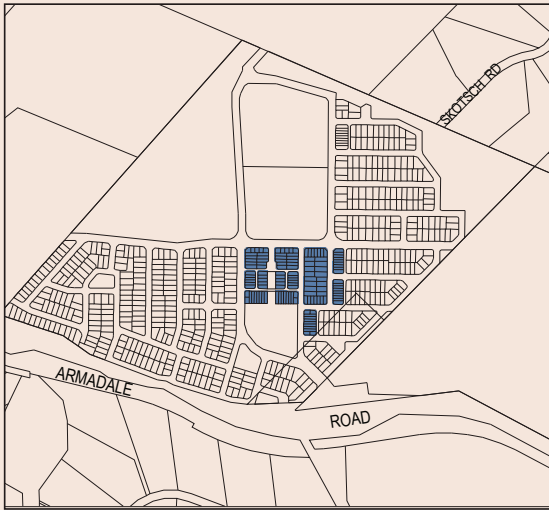








Location Plan



Legend

-  Lots subject to LDP
-  Zero Lot Line
-  Building facade requirements
-  Maximum 1.2m high visually permeable fencing (see provision 9)
-  1.8m solid fencing
-  Mandatory garage location



Preliminary

1. Development shall be in accordance with the provisions of the City of Cockburn Town Planning Scheme No. 3, Residential Design Codes (R-Codes) & Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16) for the relevant density code.
2. This Local Development Plan (LDP) replaces the 'Deemed-to-comply' provisions of the R-Codes and LPP1 .16, where listed below or annotated on the plan.
3. Lots that are not marked as subject of this LDP are shown for illustrative purposes only.

Setbacks

4. C2.3 of the R-Codes & LPP1 .16 is varied, to the extent that the setback to any corner truncation is permitted to be reduced to 0.25m for projections such as balconies, porches, roof overhangs, columns, louvres, architectural features and other minor building elements.
5. C2.3 of the R-Codes & LPP1.16 is varied, to the extent that a nil setback to any corner truncation is permitted for garages or carports on dual-frontage lots where the specified 'mandatory garage location' is adjacent to a truncation.
6. C3.2 of the R-Codes & LPP1 .16 is varied for all lots except Lots 65-73, 162-169 and 177-184, to the extent that the height of the walls up to the boundary(s) are only limited to the heights set out in part 5.1.6 Building height of the R-Codes and/or as varied by this LDP (i.e. 7m to the top of the external wall). The location of these walls is marked on the LDP map as "zero lot line" and are subject to any setback requirements of the relevant building.

Building height

7. C6 of the R-Codes is varied for lots 20 to 30, 380 to 397, 400 to 425, 430 to 444 and 450 to 464 to the extent that Category A buildings are not permitted.

Uniform fencing

8. C4 of the R-Codes is varied only where a fencing height limit of 1.2m applies, and the subject fence must be visually-permeable above a height of 0.75m (measured from natural ground level) as a minimum.
9. In addition to 5.2.4 of the R-Codes, uniform fencing shall be in accordance with the LDP map.
10. In addition to 5.2.4 of the R-Codes, uniform fencing shall be maintained by the landowner, and shall not be modified without written consent from the City.

Garages

11. C5.1 of the R-Codes is varied only where the LDP Map annotates a 'mandatory garage location'. All garages/carports and/or car parking bays are to be located as marked via 'mandatory garage location'. Any structures are still subject to any setback requirements.
12. C1 .3 of the R-Codes is varied, to the extent that the following setbacks apply for garages and/or carports:
 - Tillage Lane, Falls Lane and Bobtail Lane - A 1 m setback.
 - Misty Lane and Bute Lane - A 1 m setback for lots 406 to 419 and a 1.5m setback for all other lots.
 - Vantage Lane - A 1.5m setback .
13. C1 .1 of the R-Codes and LPP 1.16 is varied for lots 435-439 and 455-459 only, to the extent that the garage may be set back a minimum of 2.5m provided that:
 - (a) A house comprising more than one storey is being provided;
 - (b) The garage does not occupy more than 45% of the frontage;
 - (c) Clear sight lines are provided along the street;
 - (d) At least one major opening to a habitable room of the dwelling is clearly visible from the street/s; and
 - (e) The dwelling facade contains a porch or veranda.

Appearance and streetscape

14. In addition to 5.2.3 of the R-Codes, Lots 380, 382-395, 397, 406-410 and 415-419 are subject to 'building facade requirements'. Their building facades visible from the public open space are to contain a minimum of three different finished materials such as face brick, painted render and/or painted weatherboard and to incorporate a minimum of two of the following architectural features to provide a consistent architectural character:
 - (a) Roof features such as gable ends (open or finished), flat roofs (where concealed by parapet walls), skillion roofs or dormer windows.
 - (b) Wall features such as decorative parapet walls, feature walls (including cladding), treated plinths and exposed brickwork.
 - (c) Protruding feature elements around major openings.
 - (d) A balcony or Juliette balcony.
 - (e) Window awnings or window lintels.
 - (f) Porticos.
 - (g) Decorative treatment/moulding to parapet walls, lintels, window sills or horizontally expressed plinths to change in floor levels.
15. In addition to 5.4.3 of the R-Codes, enclosed non-habitable structures, such as storage sheds, that are visible from the public realm are only permitted if attached to the dwelling and constructed of the same materials and finishes as the dwelling.
16. In addition to 5.4.4 of the R-Codes, clothes drying, refuse, general storage areas and ground based hot water storage tanks are to be screened from the public view.

Noise management

17. All lots are within the Jandakot Airport "Frame Area" and must incorporate 6.38mm laminated glazing to all habitable rooms, including kitchens. Plans accompanying the Building Permit applications must clearly demonstrate that 6.38mm laminated glazing is provided to all applicable rooms.