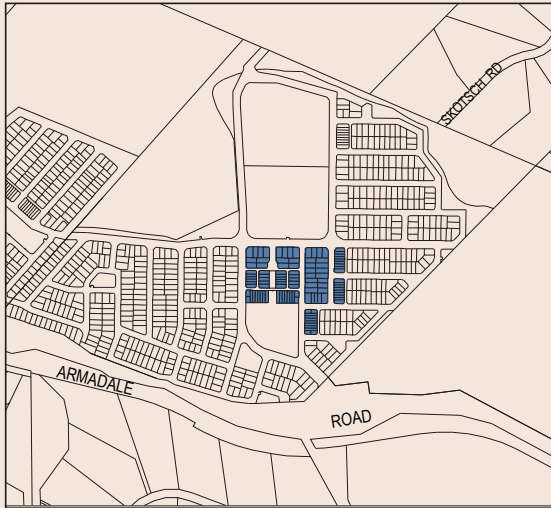










Location Plan



Legend

-  Lots subject to LDP
-  Zero lot line for two-storey boundary walls
-  Building facade requirements
-  1.2m high fencing (subject to provisions 9, 10 and 11)
-  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 (TPS 3), the Residential Design Codes (R-Codes) and Local Planning Policy No. 1.16 (LPP 1.16) for the relevant density code, subject to any approved variations.
2. This Local Development Plan operates in conjunction with TPS 3, the R-Codes and LPP 1.16 by varying Deemed to Comply requirements and applying additional controls. Compliance with this LDP constitutes a Deemed to Comply outcome and planning approval and neighbour consultation is therefore not required where compliance is achieved.

Variations to the r-codes

3. The variations listed in LPP 1.16 are applicable under this LDP and are duplicated below. They are subject to the further variations listed below, where relevant.

Additional setback variations

4. Section 5.1.2, C2.3 of the R-Codes 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. Section 5.1.2, C2.3 of the R-Codes 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. To facilitate two-storey boundary walls, Section 5.1.3, C3.2(iii) of the R-Codes is varied for lots 20-30 and 380-397 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.

Additional building height variations

7. Reflecting provision (6), Section 5.1.6, C6 of the R-Codes is varied for lots 20-30 and 380-397 to the extent that Category B (two-storey) buildings are mandatory.

8. To ensure a consistent streetscape, Section 5.1.6, C6 of the R-Codes is varied for lots 65-73, 107-115, 400-410 and 415-425 to the extent that Category A (single-storey) buildings are mandatory.

Uniform fencing

9. In addition to Section 5.2.4 of the R-Codes, uniform fencing shall be provided in accordance with the LDP map.
10. Section 5.2.4, C4 of the R-Codes and the equivalent provision of the R-MD Codes (copy below) is varied where the LDP map identifies a 1.2m fencing height limit. Such fences may be solid to a height of 0.75m but must be visually-permeable from 0.75m to 1.2m.
11. In addition to Section 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 and crossovers

12. Section 5.3.5, 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 setback requirements.
13. Section 5.3.5, C5.2 of the R-Codes and the equivalent provision of the R-MD Codes (copy below) is varied such that the minimum driveway and crossover width at the kerb is 5m.
14. Section 5.2.1, C1.3 of the R-Codes and the equivalent provision of the R-MD Codes (copy below) is varied such that garage setbacks for all laneways shall be 1m except for Vantage Lane, where the setback shall be 1.5m

Appearance and streetscape

15. Dwelling designs for all lots abutting a secondary street or Public Open Space shall include at least one major opening, unobstructed by fencing, facing the secondary street or Public Open Space.
16. In addition to 5.2.3 of the R-Codes, Lots 380, 382-395, 397, 405-410 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.

17. In addition to Section 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.
18. In addition to Section 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

19. 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.

Street setback and front fences	Lot boundary setback	Open space	Garage setback and width and vehicular access	Parking	Overshadowing	Privacy
R-MD Provision						
<ul style="list-style-type: none"> • 2m minimum, no average • 1m to porch / veranda no maximum length • 1m minimum to secondary street • Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence 	<p>Boundary setbacks</p> <ul style="list-style-type: none"> • 1.2m for wall height <ul style="list-style-type: none"> » 3.5m or less with major openings • 1m for wall height <ul style="list-style-type: none"> » 3.5m or less without major openings <p>Boundary walls No maximum length to both side boundaries</p>	<ul style="list-style-type: none"> • An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area • At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas • The OLA has a minimum 3m length or width dimension • No other R-Codes site cover standards apply 	<p>Front load</p> <ul style="list-style-type: none"> • 4.5m garage setback from the primary street and 1.5m from a secondary street • The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary • For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> » Garage setback a minimum of 0.5m behind the building alignment » A major opening to a habitable room directly facing the primary street » An entry feature consisting of a porch or veranda with a minimum depth of 1.2m • Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging 	<p>One on-site bay where dwelling has two bedrooms or less</p>	<p>No maximum overshadowing</p>	<p>No privacy provisions apply</p>