



Provisions

Preliminary

1. Development shall be in accordance with the provisions of the City of Cockburn Town Planning Scheme No. 3, and the Residential Design Codes (R-Codes) for the relevant density code.
2. This Local Development Plan (LDP) replaces the 'Deemed-to-comply' provisions of the R-Codes, 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.

Variations to the residential design codes

4. Refer table overleaf.










Other built form provisions

5. Dwelling designs for all lots abutting Public Open Space shall include at least one major opening fronting on to the Public Open Space unobstructed by fencing.
6. Where a garage location is specified on the LDP Map, the garage / carport / parking bays shall be provided in that location. Minor variations to the locations may be permitted.
7. Bin presentation pads shall be located where specified on the LDP map for Lots 714 and 737-740.
8. 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.
9. 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.
10. 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.

Quiet house construction

11. The lots on this LDP have been identified as being noise-affected by reason of their proximity to Armadale Road. As such, they are subject to Quiet House construction standards pursuant to State Planning Policy 5.4: Road and Rail Noise.
12. Modifications to the Quiet House design requirements may be approved by the City where it can be demonstrated that proposed development will be provided an acceptable level of acoustic amenity, and subject to the development application being accompanied by a Transportation Noise Assessment undertaken by a suitably qualified professional.

Legend

-  Lots subject to LDP
-  R30
-  R40
-  Open Space
-  Bush Forever
-  Mandatory Garage Location
-  Bin Pad Location
- Quiet House Package*
 -  Package A
 -  Package B

*Refer to State Planning Policy 5.4: Road & Rail Noise



Provisions

R-Code	Street setback and front fences	Lot boundary setback	Open space and outdoor livings areas	Garage setback and width vehicular access	Parking	Overshadowing	Privacy
R30	<p>2m minimum, no average 1.5m to porch / veranda no maximum length.</p> <p>1 m minimum to secondary street.</p> <p>Front fences within the primary street setback area being a maximum height of 1.2m (measured from the natural ground level on the primary street side of the front fence) and visually-permeable above 0.75m.</p> <p>For Lots 1, 10,348,353,360 and 374 any fencing abutting Public Open Space within 6m from the front lot boundary shall be subject to the same requirement for as for front fences.</p>	<p>Boundary setback</p> <p>1.2m for wall height 3.5m or less with major openings.</p> <p>1 m for wall height 3.5 or less without major openings.</p> <p>Boundary walls</p> <p>To both side boundaries subject to:</p> <p>2/3 Length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.</p>	<p>An outdoor living area 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.</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.</p> <p>The OLA has a minimum 3m length or width dimension.</p> <p>No other R-Codes site cover standards apply.</p>	<p>Rear load</p> <p>0.5m garage setback to laneway.</p> <p>Front load</p> <p>4.5m garage setback from the primary street and 1.5m from a secondary street.</p> <p>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.</p> <p>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:</p> <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; and No vehicular crossover wider than 4.5m where it meets the street. <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging.</p>	Two on-site bays	<p>No maximum overshadowing for wall height 3.5m or less.</p> <p>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.</p>	R-Codes clause 5.4.1 C1 .1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.
R40	<p>2m minimum, no average 1.5m to porch / veranda no maximum length.</p> <p>1 m minimum to secondary street.</p> <p>Front fences within the primary street setback area being a maximum height of 1.2m (measured from the natural ground level on the primary street side of the front fence) and visually-permeable above 0.75m.</p>	<p>Boundary setback</p> <p>1.2m for wall height 3.5m or less with major openings.</p> <p>1 m for wall height 3.5 or less without major openings.</p> <p>Boundary walls</p> <p>To both side boundaries subject to:</p> <p>No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 7m or less.</p>	<p>An outdoor living area 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.</p> <p>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.</p> <p>The OLA has a minimum 3m length or width dimension.</p> <p>No other R-Codes site cover standards apply.</p>	<p>Rear load</p> <p>0.5m garage setback to laneway.</p> <p>Front load</p> <p>4.5m garage setback from the primary street and 1.5m from a secondary street.</p> <p>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.</p> <p>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:</p> <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; and No vehicular crossover wider than 4.5m where it meets the street. <p>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging.</p>	Two on-site bays	<p>No maximum overshadowing for wall height 3.5m or less.</p> <p>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.</p>	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces.