

Local Development Plan - Site Specific Building Requirements

This Local Development Plan (LDP) replaces the Site-Specific Building Requirements of the Port Coogee Marina Village Built Form Codes (PCMVBC) to the extent identified below in relation to Site 5 for the coverage of lots 205-212, and Site 6 for the coverage of lots 213-224 only.

All other elements of the City of Cockburn's relevant Local Planning Scheme, Planning Policies, PCMVBF and Port Coogee Design Guidelines apply to the lots contained upon this LDP where not varied in the following manner. Refer to the R-Codes (SPP 7.3 Volume 1) for definitions only.

Where there is any inconsistency between this LDP, the PCMBFBC and Port Coogee Design Guidelines, the LDP shall prevail.

Deemed to Comply Provisions

Street Setbacks & Lot Boundary Setbacks		
Basement:	Lot 205:	2.0m minimum* required to northern side boundary, nil permitted to all other boundaries.
	Lot 206-224:	Nil permitted to all boundaries.
All levels (above ground):	Primary Street: Orsino Boulevard/Napoleon Parade:	2.5m minimum* / 3.5m maximum.
	Secondary Street: Lot 212 (Napoleon Parade), Lot 213 and Lot 224 (Chieftain Esplanade):	1.0m minimum* / 3.5m maximum applicable to 50% of the side building length measured from the primary street setback (for Lot 224 setback at Level 3, refer below). A 1.0m minimum* setback (no maximum) applies to the remaining 50% of the building length.
	Laneway: Onyx Laneway and Octavia Laneway	Lot 205: 1.5m mandatory* (ground level dwelling, garage and fencing); 1.0m minimum* (upper-level building).
		Lots 206-209 and 213-224: 1.0m mandatory* (ground level dwelling, garage and fencing); 1.0m minimum* (upper-level building).
		Lots 210-212: 2.0m mandatory* (ground level dwelling, garage and fencing); 1.0m minimum* (upper-level building).
	Lot side boundaries: (other than secondary street/laneway):	Boundary walls: Nil setback permitted to all levels for a maximum length determined by the front and rear setbacks. Boundary wall refers to a wall on, or less than 600mm from any site boundary, other than a street boundary. Non boundary walls: Building to be setback 1.0m minimum* for level 1, 2.0m minimum* for level 2 and 3.0m minimum* for level 3.
Level 3:	Lot 224 (Chieftain Esplanade):	5.0m minimum* / 8.0m maximum default (subject to alternative setback determined by wind analysis). <i>Note: *: Averaging of all minimum setbacks identified above is not permitted.</i>
Projections:	All street boundaries:	Balconies, porches and architectural elements may be setback a minimum of 1.0m from the street boundary.
Building Height:	All lots:	A minimum two (2) storey building height applies to the lot. A 12.0m maximum building height (3 storeys maximum) above the finished design surface of the lot. Development fronting Orsino Boulevard is required to be a minimum of 10.0m high. No minimum building floor to floor level heights apply.

- Street Surveillance**
- The primary street frontage shall provide access to the major entry (front door) of the building(s).
 - At least one major opening from a habitable room of the dwelling faces all adjacent streets (primary and secondary).

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| Open Space Requirements | <ul style="list-style-type: none"> For all single house and grouped dwelling development, the Open Space and Landscape 'must haves' provisions of the PCMV/BFC are amended by the below 'must haves': At least one Outdoor Living Area (OLA) shall be provided in accordance with the following minimum requirements: |
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Location	Minimum Dimension	Minimum Area	Maximum permanent roof cover	Directly Accessible from a Habitable Room	Permitted Within Street/POS Setback
Ground Floor	3.0m	16m ²	50%	No	Yes
Upper Levels	2.7m	16m ²	100%	Yes	Yes

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| Vehicular Access | <ul style="list-style-type: none"> • Designated garage locations on the LDP are mandatory. • All lots shall achieve vehicle access from the laneway. • A maximum driveway crossover width of 6.0m and paving material shall correspond with the adjoining laneway material, for all lots. • Car parking and manoeuvring shall be provided in accordance with AS2890.1 (as amended). |
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| Street Walls and Fences | <ul style="list-style-type: none"> Where fencing is provided by the developer, no modifications are to occur, aside from maintenance and repair in materials that are substantially identical with those used in the original construction. This includes those lots with stair access. Any fencing proposed to lot boundaries where not provided by the developer, including fencing on top of a retaining wall, shall be in accordance with specifications detailed in the applicable Port Coogee Design Guidelines. |
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- Plant and Machinery: The development plans shall demonstrate the following items can be accommodated now/future without being visible from the public realm:
Air-conditioning condenser units; hot water system and pumps.

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| Site Works | <ul style="list-style-type: none"> Finished ground floor levels must be within 0.25m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction. |
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| Other | <ul style="list-style-type: none"> Notification that future development adjoining this LDP will contain land uses and activities that may generate noise in keeping with a vibrant mixed-use precinct as described within the PCMVBC. All development applications and/or building permit applications will require the developer's endorsement to be provided upon lodgement with the City. |
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Discretionary Considerations For Development Assessment

When assessing building/development applications within this LDP, the City will have regard to the following additional design elements:

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| Façade Design | <ul style="list-style-type: none"> Buildings must address all adjacent streets (primary and secondary) and laneway, through design articulation, fenestration, materials, major opening(s) and balconies. No blank walls are permitted on street boundaries. At least one balcony of a minimum 10 m² is to be provided to the primary street elevation of each dwelling. Balconies provided to the secondary street on corner lots or overlooking the laneway are encouraged to achieve surveillance. |
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| Wind | <ul style="list-style-type: none"> No wind assessment is required for buildings that accord with the building height and setback provisions on this LDP. Where buildings vary the provisions of this LDP, a wind assessment will be required in accordance with the PCMBFC. |
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
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| <p>Visual Privacy and Solar Access for Adjoining Sites</p> | <ul style="list-style-type: none"> Visual privacy screening shall be provided to outdoor active habitable spaces (balcony and/or roof terrace) to restrict views within the cone of vision in accordance with the requirements of the R-Codes for the R60 density. In other circumstances, the City may vary the visual privacy provisions for adjoining sites within this LDP. Given the east-west orientation of Lots 4-12, the City will give due regard to exempting solar access as required under the R-Codes. |
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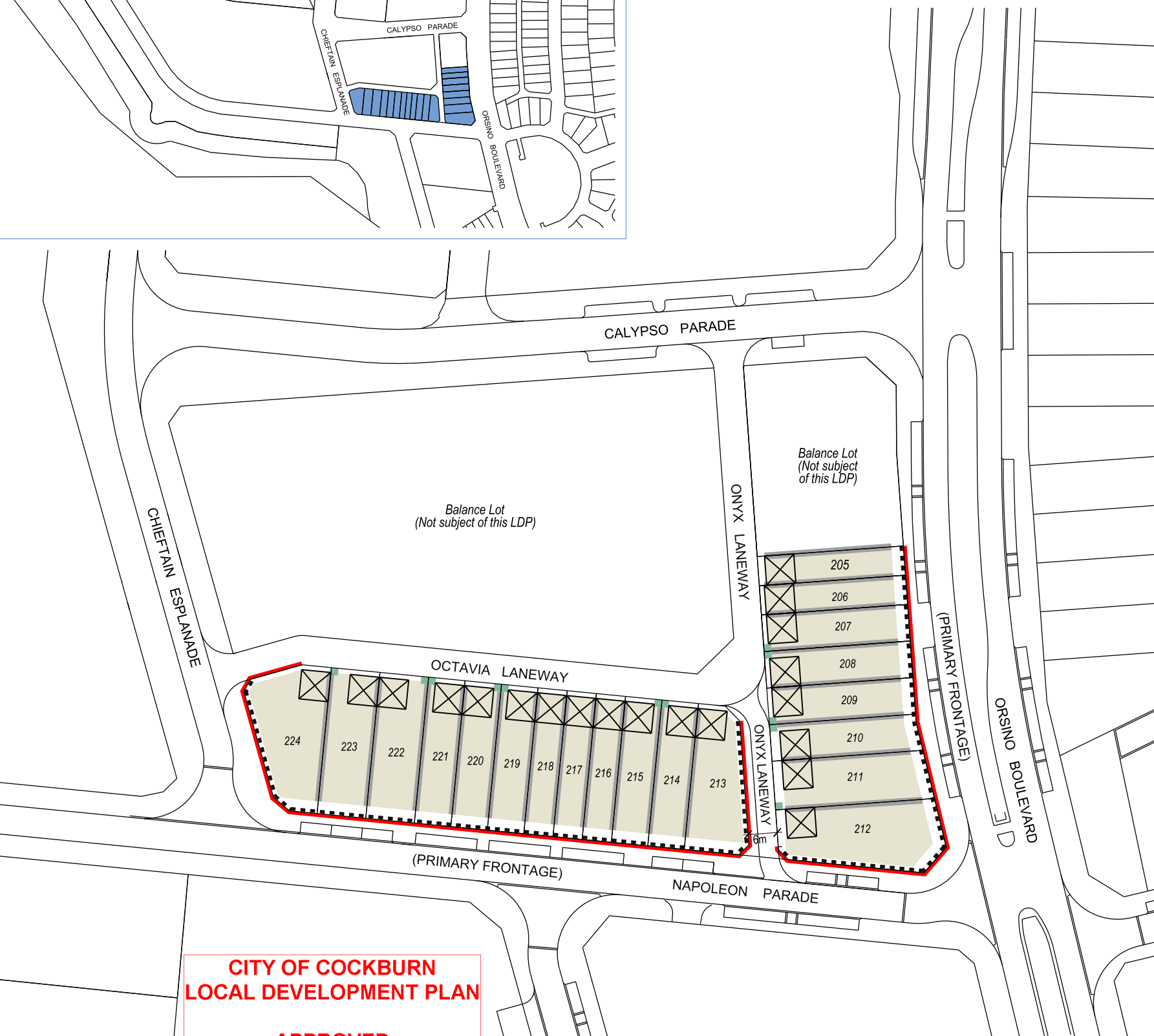
- External Features, Utilities and Facilities (Incidental development requirements)**
- **Clothes Drying Area:** A minimum 10m² area shall be provided in a single location or the area split into multiple locations where a minimum dimension of 1.5m. Screening to the clothes drying area shall be provided in any instance where visible from the public realm.
 - **Storage Area:** A minimum 4m² area shall be provided on the ground floor with a minimum dimension of 1.0m and shall not be impeded by any door or its swing. Where located external to the building/garage, the storage shall be enclosed.
 - **Rubbish Bins:** For all lots, rubbish bins must be located on the driveway for their waste collection day if no adjacent verge space is available. A rubbish storage area shall be provided that is screened from view of the public realm at all times, other than collection day.
 - **Parapet Walls:** Any exposed parapet wall on a common boundary must be suitably finished to match the external walls of the building, unless otherwise approved by the City.

Location Plan



Legend

-  Extent of Local Development Plan
  Designated Landscape Zone / Deep Soil Area (min 1.5m x 1.5m)
-  No Vehicle Access Permitted
  Uniform boundary fencing (Developer Provided)
-  Building Envelope - all levels permitted
-  Designated Garage Location
-  Nil Building Setback



Local Development Plan - Site Specific Building Requirements - Lots 205 - 224

**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

21 Dec 2021
File Ref: LDP21/32
Plan 1 of 1

scale:
1:1000@A3 | 1:500@A1



0 10 20m

plan:
90/057/393G

date:
20/12/2021

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