

Local Development Plan R-Code Variations

The City of Cockburn's relevant Planning Policies, Town Planning Scheme and the R-Codes are varied in the following manner:

1. R-CODING

a) Density Coding is R60.

2. SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

a) The requirement to consult with adjoining or other land owners to achieve a variation to the R-Codes is not required where the design complies with the following standards.

3. DESIGN ELEMENTS

- a) All dwellings (including patios, pergolas, shade covers and gazebos) shall be located within the building envelopes depicted on the LDP.
- b) Lots on this LDP are exempt from R-Code provisions determining solar access for adjoining lots.
- c) Dwellings must address the Primary Street by way of design, fenestration and entry, and must contain major opening(s) and/or balconies.
- d) For lots with multiple street frontages, the dwelling must address both the Primary Street and laneway (where applicable) through design, fenestration, materials, major opening(s) and/or balconies. No blank facades are permitted.
- e) At least one balcony greater than 10 m² is to be provided to the Primary Street elevation of each dwelling.
- f) Balconies with an area of 10 m² or greater shall be credited toward the minimum open space requirement equal to the area of that balcony.
- g) A minimum provision of 35% open space is required.
- h) Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner.

4. DWELLING SETBACKS

- Setbacks for development shall be in accordance with the following: (except where noted, all other setbacks shall be in accordance with the R-Codes).
- a) Setback to the dwelling from the Primary Street is a minimum of 4.0m (subject to engineering requirements of retaining wall being met, as per retaining wall Advice Note below).
 - b) Setback to a balcony (complying with the specified Design Elements criteria) from the Primary Street is a minimum of 3.0m.
 - c) Dwelling upper levels are to be setback 3.0m from the southern lot boundary beyond 18m of the front boundary (where indicated on the LDP).
 - d) A nil setback is permitted for walls on the northern and southern lot side boundaries (where indicated on the LDP) for a maximum length determined by the required front and rear setbacks. Refer to "Typical Setback Requirement" illustration for determining lower and upper level nil setback areas permitted.
 - e) A 1.0m minimum side setback is permitted to the dwelling from a laneway on Lots 246 and 252 at all dwelling levels to a maximum length determined by the front and rear setbacks (subject to compliance with the Design Element requirements of this LDP and engineering requirements associated with retaining walls).

5. DWELLING HEIGHT

a) A maximum building height of 10.0m above the finished ground floor level is permitted for all lots.

6. GARAGES AND VEHICULAR ACCESS

- a) No vehicular access is permitted where shown on the LDP.
- b) A 4.5m minimum garage setback is required to the Primary Street.
- c) Where a garage is located within 0.5m of the dwelling, a garage door facing the Primary Street may occupy up to 65 per cent of the frontage at the setback line where an upper floor or balcony extends for the full width of the garage and a ground level major opening and the entrance to the dwelling is clearly visible from the Primary Street. Consideration may be given to other means by which the requirement for the garage not to dominate the front elevation can be achieved.
- d) Carports are not permitted.

7. FENCING

- a) Where fencing is provided by the developer, no modifications are to be affected apart from maintenance and repair in materials that are substantially identical with those used in the original construction. This includes those lots with stair access.
- b) Any fencing proposed to lot boundaries shall be in accordance with specifications detailed in Port Coogee Design Guidelines - Appendix C.

OTHER:

8. FINISHED LOT LEVELS

a) Finished ground floor levels must be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction.

9. RETAINING WALLS

- a) Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
- b) Dwellings are generally to be setback 1m from retaining walls for single storey dwellings and 1.5m for double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall and submitted with the Building License application.

Endorsement Table

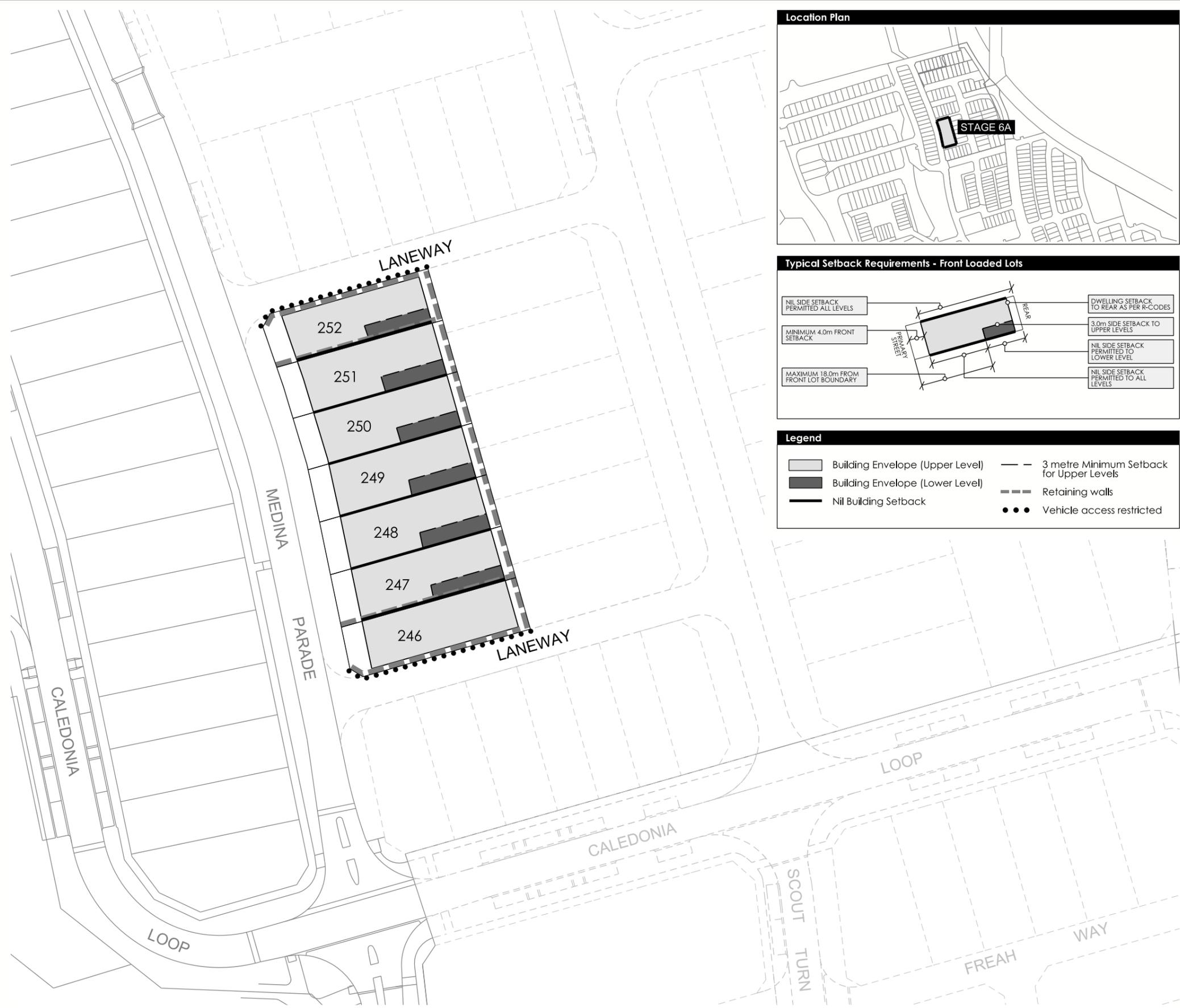
This Local Development Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner: 

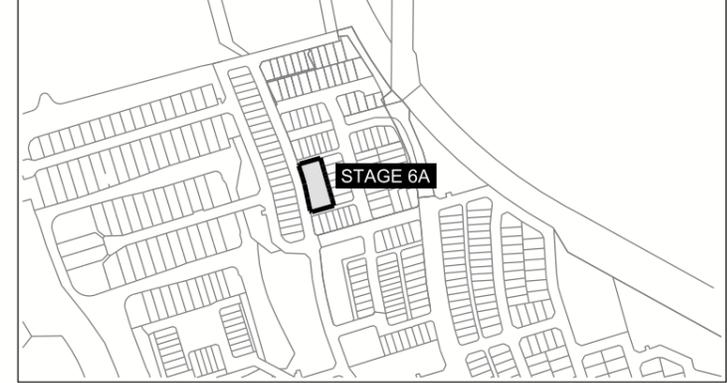
Date: 30/10/2017

LDP Reference: LDP17/24

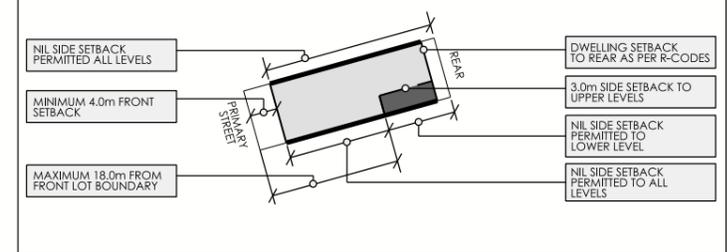
OCM Date: -



Location Plan



Typical Setback Requirements - Front Loaded Lots



Legend

- Building Envelope (Upper Level)
- Building Envelope (Lower Level)
- Nil Building Setback
- 3 metre Minimum Setback for Upper Levels
- Retaining walls
- Vehicle access restricted

Local Development Plan - Stage 6A (R60)

PORT COOGEE
A FRASERS PROPERTY PROJECT

Taylor Burrell Barnett

Level 7, 140 St Georges Terrace, Perth WA 6000
p: (08) 9226 4276 f: (08) 9222 7879 e: admin@tbbplanning.com.au

© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM WITHOUT THE WRITTEN PERMISSION OF TAYLOR BURRELL BARNETT. ALL AREAS AND DIMENSIONS DEPICTED ARE SUBJECT TO FINAL SURVEY.

date: 30/05/17 345C
des: 23/10/2017
proj: PCC 94

designed: MB
checked: KS
drawn: NM

scale: 1:750 @ A3
0 5 10 15m