

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 for lots 240-245, 262-267 & 1217-1223 and R80 for lots 255-261, 1200-1216 & 1250-1256.

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.
 b) Where applicable, further lot subdivision can be considered in accordance with the relevant density coding, however battle-axe subdivision is prohibited.

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, Secondary Street (and/or laneway or reciprocal rights of access easement, 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. Balconies provided to the Secondary Street on corner lots are encouraged.
 g) For R60 lots, 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.
 i) All dwellings abutting POS shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major opening(s) to a habitable room and an outdoor living area facing the POS. Balconies facing the POS are encouraged.
 j) No blank walls are permitted on boundaries of lots facing POS and shall be articulated and meet all design criteria identified on this LDP.

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) For lots 240-245, 1200-1209 & 1215-1223, 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) For lots 262-267 & 1210-1211, setback to the dwelling from the Primary Street is a minimum of 3.0m (subject to engineering requirements of retaining wall being met, as per retaining wall Advice Note below).
 c) For lots 1212-1214 & 1250-1256, setback to the dwelling from the Primary Street is a minimum of 2.5m (subject to engineering requirements of retaining wall being met, as per retaining wall Advice Note below).
 d) For lots 1212-1213, setback to the dwelling from the Reciprocal Rights of Access Easement is a minimum of 1.0m.
 e) For lots 240-245, 1200-1211 & 1215-1223, a minimum 2.0m setback to the rear boundary is permitted.
 f) For lots 255-261 a minimum 3.0m setback to the POS boundary is permitted.
 g) For lots 240-245, 1200-1209 & 1215-1223, setback to a balcony (complying with the specified Design Elements criteria) from the Primary Street is a minimum of 3.0m.
 h) For lots 262-267 & 1210-1211, setback to a balcony (complying with the specified Design Elements criteria) from the Primary Street is a minimum of 2.0m.
 i) For lots 1212-1214 & 1250-1256, setback to a balcony (complying with the specified Design Elements criteria) from the Primary Street is a minimum of 1.5m.
 j) Dwelling upper levels are to be setback 3.0m from the southern or western lot boundary (whichever is applicable) beyond 18m of the front boundary (where indicated on the LDP).
 k) A nil setback is permitted for walls on 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.
 l) A 1.0m side setback is permitted to the dwelling from a laneway on lots 240 & 245 for 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).
 m) For lots 255-261 & 1250-1256, a nil rear setback is permitted to the dwelling from a laneway.

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) Designated garage locations on the LDP are mandatory.
 b) Laneway lots must obtain vehicle access from the laneway.
 c) For lots 1212-1213, vehicle access must be obtained from the reciprocal rights of access easement, and a 1.0m minimum garage setback is required to the easement.
 d) No vehicular access is permitted where shown on the LDP.
 e) Setback to the garage is a minimum of 0.5m behind the proposed dwelling setback.
 f) For lots 255-261 & 1250-1256, a 0.5m minimum garage setback is required to the laneway. Development above garages may overhang the garage setback requirements and extend out to the laneway boundary or reciprocal rights of access easement boundary (whichever is applicable).
 g) For remaining front loaded lots, 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.
 h) 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.

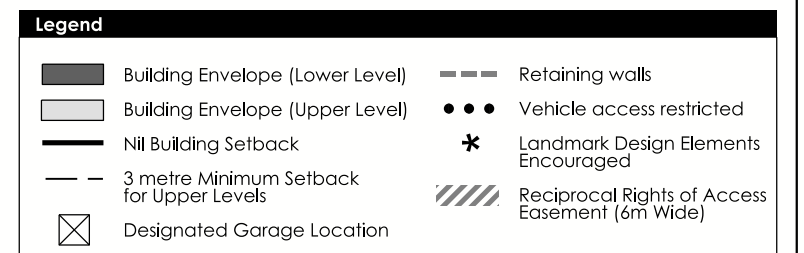
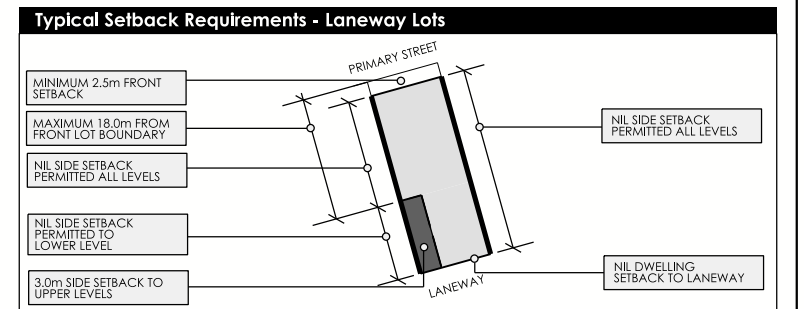
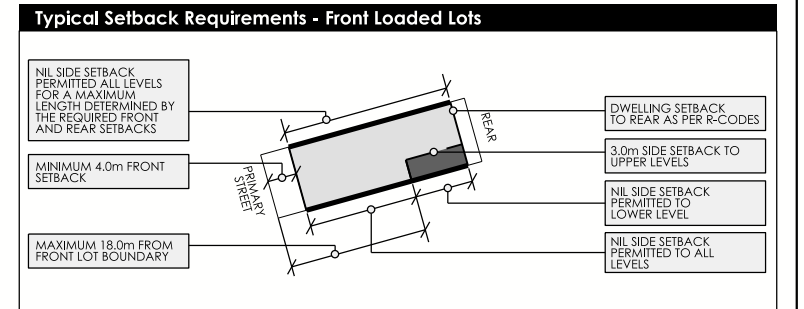
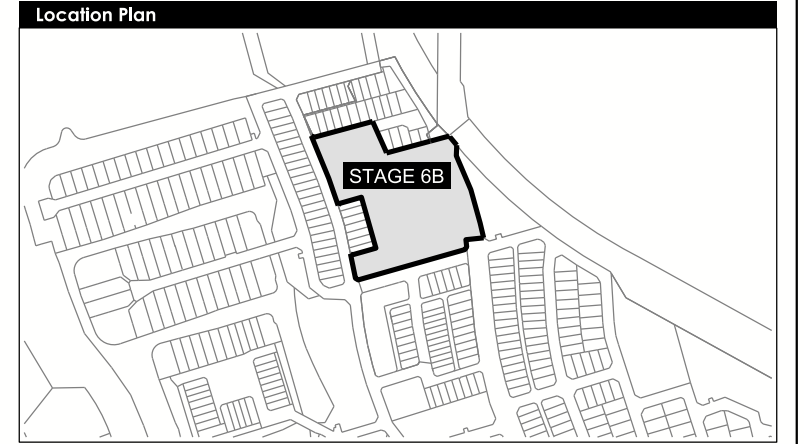
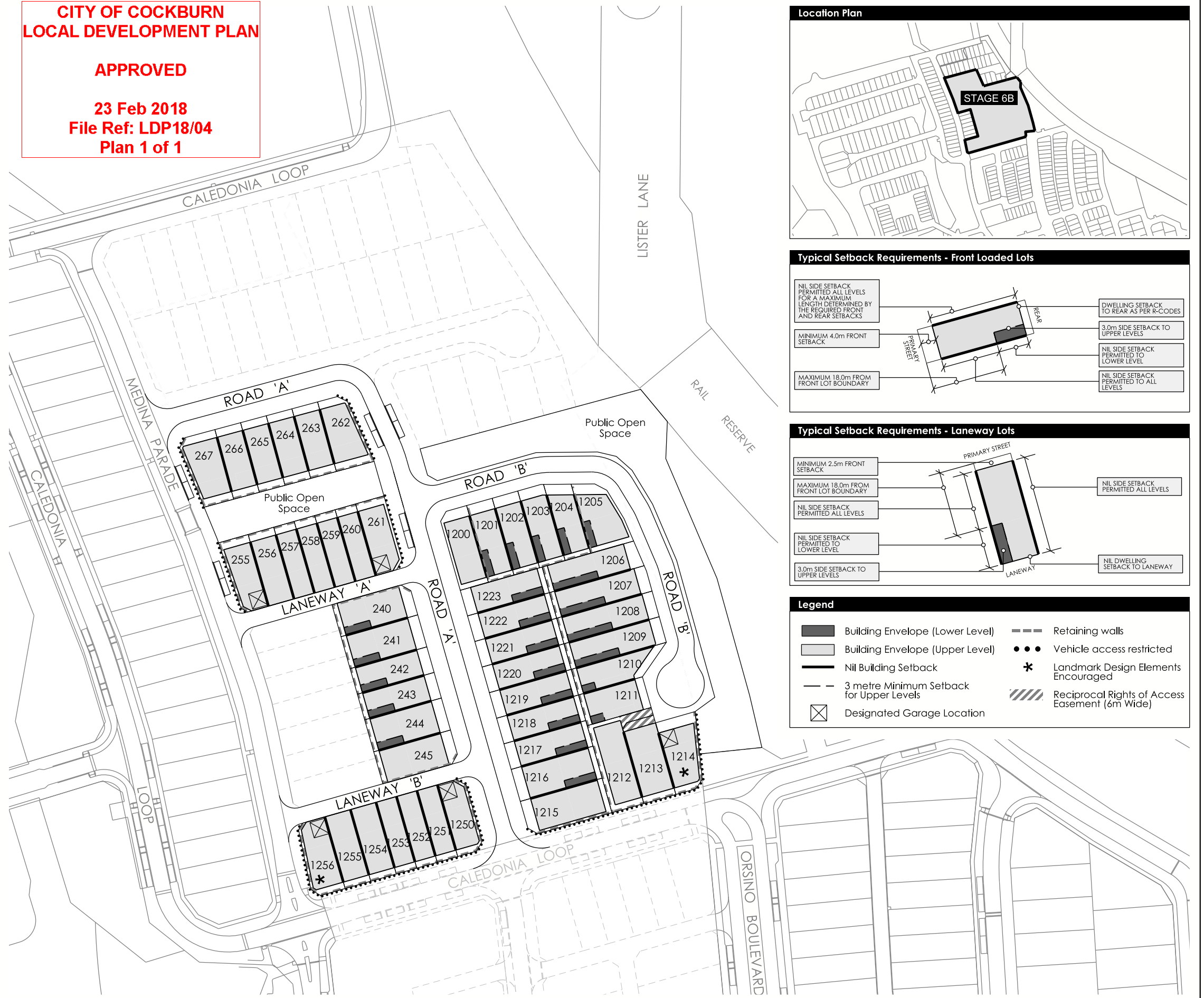
9. RETAINING WALLS

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 Permit application.

**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN**

APPROVED

**23 Feb 2018
File Ref: LDP18/04
Plan 1 of 1**



Local Development Plan - Stage 6B

PORT COOGEE
A FRASERS PROPERTY PROJECT

date: 22/02/2018	designed: MB	scale: 1:1500@A3	
checked: KS	drawn: MH	0 10 20 30m	
projection: PCG 94			

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