

Local Development Plan R-Code Variations

The City of Cockburn's relevant Planning Policies, Town Planning Scheme and the State Planning Policy 7.3 Residential Design Codes - Volume 1 (R-Codes) are varied in the following manner:

1. R-CODING

- a) Density Coding is R35 for lots 322-329 and R80 for lots 434-435, 484.

2. SCHEME AND RESIDENTIAL DESIGN CODES VOLUME 1 VARIATIONS

- a) The requirements 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 sites.
- c) Dwellings must address the primary street by way of design, fenestration and entry, and must contain major opening(s) to a living area and/or bedroom on the primary street elevation.
- d) For lots with multiple street frontages, the dwelling must address both the primary and secondary streets (and laneway where applicable) through design, fenestration, materials, major opening(s) and/or balconies.
- e) At least one balcony greater than 10 m² is to be provided to the primary street elevation of each dwelling. Balconies provided to the secondary street on corner lots are encouraged.
- 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) For R35 lots, a minimum provision of 35% open space is permitted.
- 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) No blank walls are permitted on boundaries of corner lots. Walls that interface with streets shall be articulated and meet all design criteria identified on the 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) Setback to a balcony (complying with the specified Design Elements criteria) from the primary street is a minimum of 1.0m.
- b) A nil rear setback is permitted to the dwelling from a laneway.
- c) A nil side setback is permitted to the dwelling from a laneway on Lot 322 subject to compliance with the Design Element requirements of this LDP and engineering requirements associated with retaining walls.
- d) *North orientated lots (Caledonia Loop) – Lots 434-435, 484*
 - 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).
 - Dwelling upper levels are to be setback 3.0m from the western lot boundary beyond 18m of the front boundary (where indicated on the LDP).
 - A nil setback is permitted for walls on the western lot side boundary (where indicated on the LDP) for a maximum length determined by the required front and rear setbacks. Refer to "Typical Setback Requirements" illustration for determining nil setback areas permitted to the upper and lower levels of the dwelling.
 - A nil setback is permitted for walls on the eastern lot side boundary (where indicated on the LDP) for a length of up to 18m from the front lot boundary (less required front and rear setbacks). Refer to "Typical Setback Requirements" illustration for determining nil setback areas permitted.
- e) *East-West generally orientated lots – Lots 322-329*
 - 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).
 - A 1.0m side setback to the dwelling is permitted to Scout Turn for corner lot 329.
 - 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).
 - 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 setback. Refer to "Typical Setback Requirement" illustration for determining nil setback areas permitted.

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) A 0.5m minimum garage setback is required to the laneway.
- d) Development above garages may overhang the garage setback requirements and extend out to the laneway boundary.
- e) 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.
- c) Any side boundary fence proposed within the front dwelling setback (in front of the building line) shall be a maximum height of 0.5m or not greater than the height of a constructed front fence.

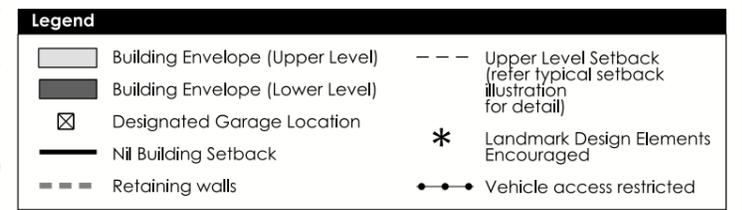
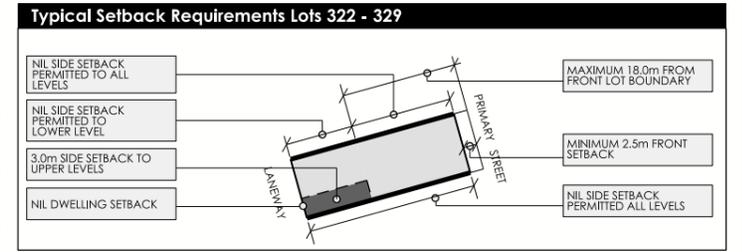
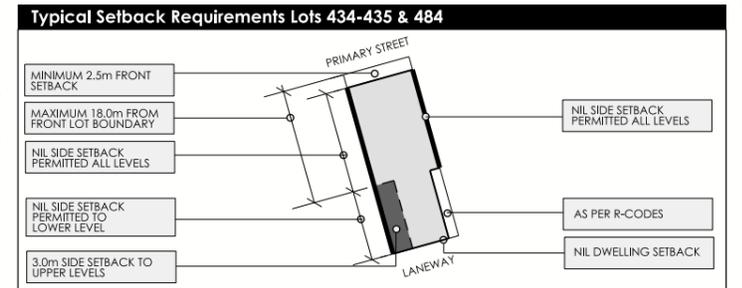
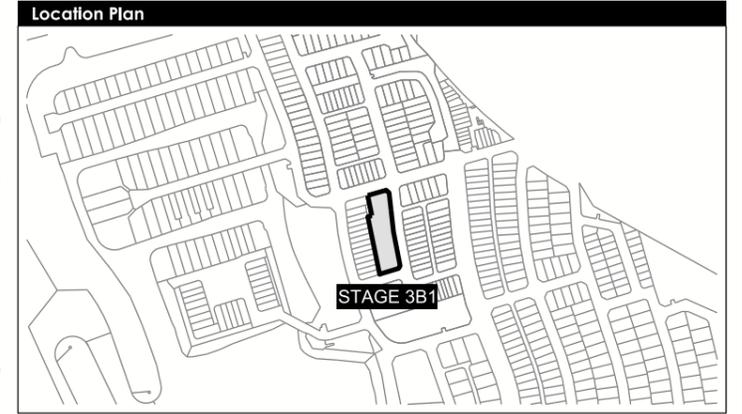
OTHER:

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.



CITY OF COCKBURN
DEVELOPMENT APPLICATION
 Subject to any amendments shown in red
 and compliance with conditions of approval

APPROVED

01 Jul 2020
File Ref: LDP20/11
Plan 1 of 1