

Local Development Plan R-Code Variation - single residential lots

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

R-CODING

Density Coding is R35 for lots 307-312, 992-993, 1011, 1051-1062, and R30 for lots 305-306, 320-321, 989-990.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

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.

DESIGN ELEMENTS

- All dwellings (including patios, pergolas, shade covers and gazebos) shall be located within the building envelopes depicted on the LDP.
- Lots on this LDP are exempt from provision 5.4.2 of the R Codes determining overshadowing of adjoining sites.
- 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.
- 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.
- 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.
- 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.
- A minimum provision of 35% open space is required.
- 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.
- 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.

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).

- Setback to a balcony (complying with the specified Design Elements criteria) from the primary street is a minimum of 1.0m.
- A nil rear setback is permitted to the dwelling from a laneway.
- A nil side setback is permitted to the dwelling from a laneway on Lots 307 and 993 subject to compliance with the Design Element requirements of this LDP and engineering requirements associated with retaining walls.
- A side setback of 1.0m minimum, and 1.5m minimum to major openings, is required to Orsino Boulevard for Lot 306.
- A 1.0m setback to all levels is permitted to the secondary street / laneway for corner lots 320, 1051 and 1062.
- North orientated lots (Caledonia Loop)**
 - Setback to the dwelling from the primary street is a minimum of 2.5m.
 - 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.
- East-West generally orientated lots**
 - 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 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 lower, second and third level nil setback areas permitted.

DWELLING HEIGHT

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

GARAGES AND VEHICULAR ACCESS

- Laneway lots must obtain vehicle access from the laneway.
- 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.
- Carports are not permitted.

FENCING

- 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.
- Any fencing proposed to lot boundaries shall be in accordance with specifications detailed in Port Coogee Design Guidelines - Appendix C.

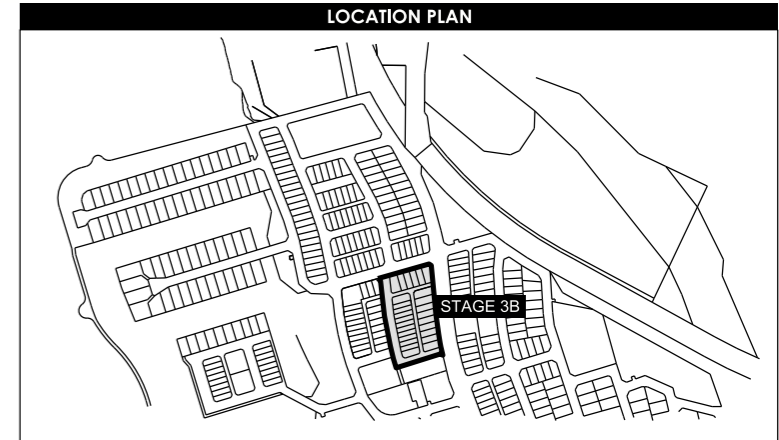
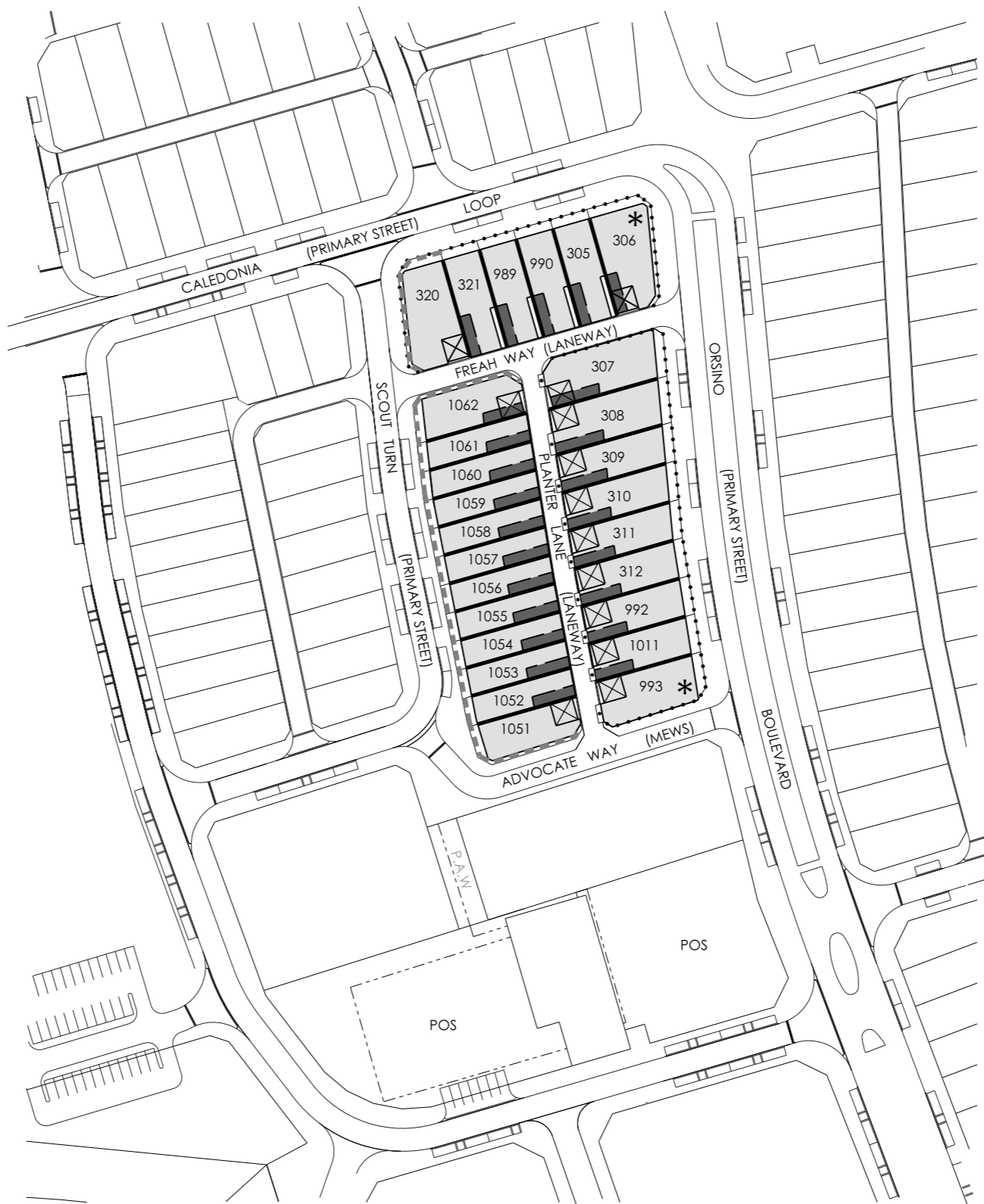
ADVICE NOTE

FINISHED LOT LEVELS

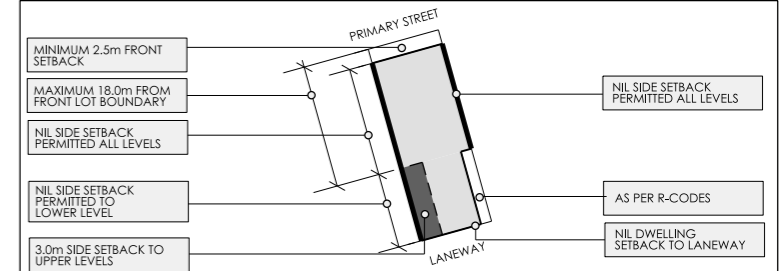
- Finished ground floor levels must be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for dwelling construction.

RETAINING WALLS

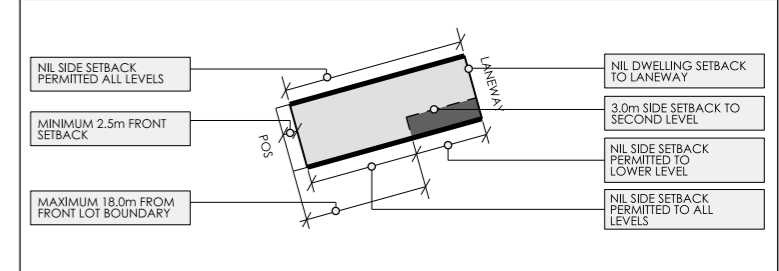
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
- Dwellings are generally to be setback 1m from retaining walls for single storey dwellings and 1.5m for double storey dwellings. Certification for load 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.



Typical Setback Requirements (Lots 305, 321, 989-990)



Typical Setback Requirements (Generally)



Legend

- Building Envelope (Upper Level)
- Building Envelope (Second Level)
- Building Envelope (Lower Level)
- Mandatory Garage Location
- Nil Building Setback
- Indicative Stair Access Locations
- Bin Pad (notional location - subject to final garage location)
- Upper Level Setback (refer typical setback illustration for detail)
- Retaining walls
- Landmark Design Elements Encouraged
- Vehicle access restricted

Endorsement Table

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

Principal Planner: _____

Date: **30/11/2017**

LDP Reference: **LDP17/25**

OCM Date: _____

Local Development Plan - Stage 3B
PORT COOGEE
A FRASERS PROPERTY PROJECT

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date: 30/05/17 MB
des: 29/11/2017 MB
project: PCG74

designed: MB
checked: MB
drawn: NM

scale: 1:1500@A3 | 1:750@A1
0 10 20m

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