



LOCAL DEVELOPMENT PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

The provisions outlined in this Local Development Plan (LDP) constitute provisions and standard of development under the Residential Design Codes (R-Code) 'Acceptable Development' and City of Cockburn Town Planning Scheme No. 3 (TPS 3). Where there is a conflict between the R-Codes and/or TPS 3 with this LDP, the provisions of the LDP shall prevail. Compliance with the LDP provisions will not require consultation with neighbouring and/or nearby landowners.

Building Setbacks

- 1 Boundary setback minimum 1.2m for wall height 3.5m or less with major openings.
- 2 Boundary setback minimum 1.0m for wall height 3.5m or less without major openings.
- 3 Boundary walls are permitted to both side boundaries subject to (i) a maximum two thirds length to one side boundary and (ii) a maximum one third length to second side boundary, for wall height 3.5m or less.
- 4 Primary street setback minimum 2.0m with no averaging and minimum 1.5m to porch/veranda, no maximum length. For Lots 10 & 11 setbacks are to apply from the temporary vehicle turning area as exists.
- 5 Secondary street setback minimum 1.0m.

Front Fences

- 6 Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

Garages

- 7 Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary. For Lots 10 & 11 setbacks are to apply from the temporary vehicle turning area as it exists.
- 8 For lots with frontage between 10.5m and 12.0m, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject to:
 - garage setback a minimum of 0.5m behind the building alignment;
 - a major opening to a habitable room directly facing the primary street;
 - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - no vehicular crossover wider than 4.5m where it meets the street.
- 9 Secondary street setback minimum 1.5m.

Open Space

- 10 An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- 11 At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- 12 The OLA has a minimum 3.0m length or width dimension.
- 13 Apart from the above, no other R-Code site cover standards apply.

Overshadowing

- 14 No maximum overshadowing for wall height 3.5m or less.
- 15 No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the adjoining neighbouring lot. If overshadowing intrudes into rear half of the adjoining neighbouring lot, the shadow cast shall not exceed 35%.

Privacy

- 16 No privacy provisions apply, with the exception of R-Code Clause 5.4.1 (C1.1). However, the setback distance is reduced to 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.

Bushfire Management

- 17 Lots subject of this LDP are subject to an approved Bushfire Management Plan (BMP) and have been assigned a bushfire attack level as noted on this LDP. Dwellings and incidental structures constructed on the lots shall be constructed in accordance with AS3959-2009 (or equivalent), and shall comply with any additional planning and built form controls as specified in the approved BMP, which is available from the City of Cockburn offices for viewing.

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

LDP Ref No. LDP16/03

D. Stiller
Principal Planner

18/02/2016
Date

LEGEND

- Mandatory location of garage
- Indicative location of garage
- Primary orientation of dwelling
- Bushfire Attack Level (BAL) 12.5



LOCAL DEVELOPMENT PLAN
LOT 22 CROSS ROAD
COOGEE
(WAPC REF: 151438)

