

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.

Residential Densities

The following residential density code applies to the lots in this LDP:

Lot#	Local Structure Plan R-Code
101 - 107 - 111	R40
102 - 106 - 112 & 113	R30

Building Setbacks

- Boundary setback minimum 1.2m for wall height 3.5m or less with major openings.
- Boundary setback minimum 1.0m for wall height 3.5m or less without major openings.

Boundary Wall Setbacks

- For R30 lots in this LDP boundary walls are permitted to both side boundaries subject to (i) two thirds to one side boundary and (ii) one third maximum length to second side boundary for wall height 3.5m or less.
- For R40 lots in this LDP boundary walls are permitted to both sides subject to (i) no maximum length to one side and (ii) two third maximum length to second side boundary for wall heights 3.5m or less.
- Primary street setback for all lots in this LDP is a minimum of 2.0m, with no averaging and minimum 1.5m to porch/veranda, no maximum length.
- Secondary street setback for all lots in this LDP is minimum 1.0m.

Garages

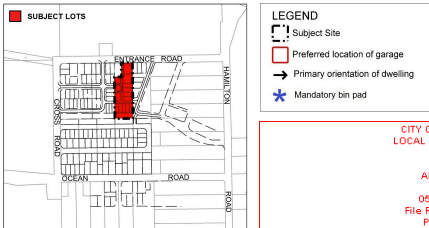
- Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
 - For lots with frontage 10.0m - 12.0m, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject 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.
- 8(a) For Lots 107 - 111 garage setback from the laneway is a minimum 0.5m.

Open Space

- 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.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA has a minimum 3.0m length or width dimension.
- Apart from the above, no other R-Code site cover standards apply.

Privacy

- R-Code Clause 5.4.1 (C1.1), applies, 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.



CITY OF COCKBURN
LOCAL DEVELOPMENT
PLAN

APPROVED

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Plan 1 of 1

