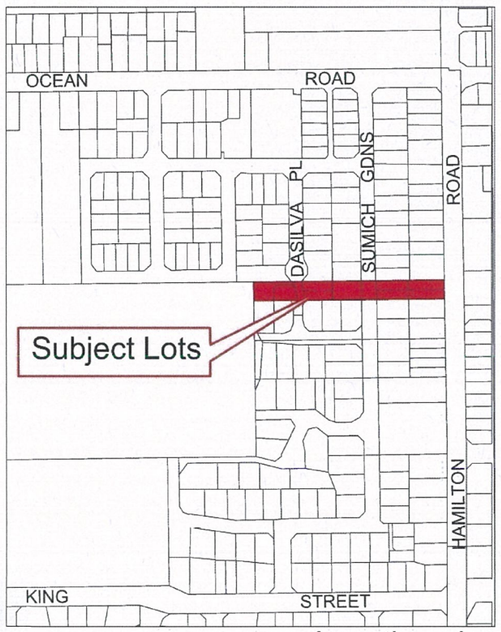
LEGEND

- Preferred location of garage
- Primary orientation of dwelling
- Lots in this LDP affected by bushfire hazard
- Power Easement (Development within easement subject to Western Power approval)



Location plan

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

LDP Ref No. LDP17/02

Principal Planner

18/08/2017
Date

LOCAL DEVELOPMENT PLAN VARATIONS 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 Local Planning Scheme No. 3 (LPS 3). Where there is a conflict between the R-Codes and/or LPS 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:

Lots	Local Structure Plan R-Code
901 & 902	R25
903, 904 & 905	R20
906 - 909	R30

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.

Boundary Wall Setbacks

3 For Lots 901,902, 908 - 909, 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. Boundary walls for Lots 903, 904 & 905 is as per R-Codes.

4 For Lots 906 & 907, boundary walls are permitted to both side boundaries for wall height 3.5m or less subject to (i) for Lot 907 the northern side boundary wall being limited to extending from the eastern end of the existing neighbouring boundary wall to a maximum of 4.0m from the front boundary, (ii) for Lot 906 the southern side boundary wall being limited to a maximum of 6.0m in length, and (iii) two thirds maximum length to the shared side boundary between Lots 906 & 907.

5 Primary street setback for Lots 901 & 902 is minimum 3.0m and for Lots 906 - 909 a minimum of 2.0m, with no averaging and minimum 1.5m to porch/veranda, no maximum length. The primary street setback for Lots 903, 904 & 905 is as per the R-Codes.

Garages

6 Primary street setback minimum 4.5m, which may be reduced to 4.0m where an existing or planned footpath or shared path (or laneway in the case of Lots 906 & 907) is located 0.5m or more from the lot street boundary.

7 For lots with frontage 10m or greater, 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.

Open Space

8 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.

9 At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.

10 The OLA has a minimum 3.0m length or width dimension.

11 Apart from the above, no other R-Code site cover standards apply.

Privacy

12 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.

Bushfire Management

13 Lots as shown in this LDP affected by bushfire are subject to an approved Bushfire Management Plan (BMP). 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.

R20 coded lots

14 The above provisions No. 7 - 11 do not apply to Lots 903, 904 & 905 and open space and privacy development requirements are as per R-Codes.

Building Heights

15 For Lots 906 & 907 development shall be restricted to single storey only.

0 7.5 15 22.5

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Suite 4 First Floor 40 Hasler Road Osborne Park WA 6017 www.whelans.com.au

oceanroad

LOCAL DEVELOPMENT PLAN
LOTS 902 & 903 HAMILTON ROAD, LOTS 903 - 905 SUMICH GARDENS AND LOT 906-909 DASILVA PLACE COOGEE

whelans TOWN PLANNING