

GENERAL PROVISIONS

The provisions of this Local Development Plan (LDP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes).
 This Local Development Plan (LDP) prescribes all required permissible variations to the R-Codes.
 Lots 977 and 978 are to require an individual Development Application (DA) prior to further development.
 R-30 lots are lots 1-16 and 40-55.
 R-40 lots are lots 17-39, 56-65 and 68-78.
 R-60 lots are lots 66 and 67.

SETBACKS

All R40 coded lots may have a reduced primary setback with an average of 3m and a minimum of 2m.
 On all R40 lots, boundary walls (parapets) are permitted to both side boundaries, regardless of length and excluding prescribed front and rear setbacks, subject to:
 1) compliance with height provisions of the R-Codes;
 2) each dwelling being designed to provide a high level of architectural detail, and variations in materials and/or colours, to elevations visible from outside the lot;
 3) structural engineering certification for buildings abutting or over retaining walls.

NB: This provision does not apply to secondary street boundaries.












OPEN SPACE & ORIENTATION

All lots shall be designed with front entrances addressing the primary street frontage where possible.
 Lots 1-25 and 35-78 shall have reduced open space requirements of 40%.
 Lots 26-34 shall have open space requirements of 35%.
 Lots 7-11 and 47-51 shall be designed with the front entrances facing the landscaped open space to the north.
 Lots 66 and 67 shall have appropriate uniform fencing, primarily of masonry construction on all boundaries.

WASTE MANAGEMENT

All R40 Cottage Lots will be subject to the preparation of a Waste Management Plan, which shall be approved by the City of Cockburn prior to clearances being sought. The Waste Management Plan will demonstrate where bin pads are to be created within the rear laneways, together with any other requirements so determined by the Council

LEGEND

-  LDP Boundary
-  All buildings within this area are to be constructed to AS 3959-2009
-  A Bushfire Attack Level (BAL) assessment shall be provided with any Building Permit, in accordance with the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Area and the Guidelines for Planning in Bushfire Prone Areas (SPP3.7).
-  For any lots where the BAL rating requires a bushfire management plan under SPP3.7, the bushfire management plan shall be completed and endorsed by the City prior to, or at the time of determination of any Building Permit. Lots 2-15, 40-55 & 58-73 within the LDP are designated bushfire prone areas for the purpose of implementing AS3959 under the National Construction Code.
-  No Vehicle Access Permitted
-  Side boundaries where zero building setbacks apply
-  R30 lots
-  R60 lots
-  Prescribed garages location
-  Primary Dwelling Orientation
-  Bin Presentation Area

