

PROVISIONS :

Unless otherwise varied below, all development shall be in accordance with the City of Cockburn Local Planning Scheme No. 3, the Residential Design Codes of WA (R-Codes), and the City of Cockburn Local Planning Policy 1.16: Single House Standards for Medium Density Housing in the Development Zone (LPP 1.16).

Unless otherwise varied by this LDP, the relevant density code provisions of the R-Codes and LPP 1.16 apply to all lots subject to this LDP.

Development Requirements

1. Development shall be in accordance with the provisions of LPP 1.16 for the relevant density code.
2. LPP 1.16 replaces the deemed-to-comply requirements of the following clauses of the R-Codes:
 - Building and Garage Setbacks - Clause 5.12, 5.13 and 5.21;
 - Open Space - Clause 5.1.4;
 - Parking - Clause 5.4.1; and
 - Solar Access - Clause 5.4.2.
3. For lots coded R50, the R60 provisions of LPP 1.16 shall apply.

Garages and Access

4. Garages shall be located as designated by this LDP. The City of Cockburn may, at its discretion, vary the location of garages.
5. Only one garage (double or single) is permitted per dwelling.

Fire Management

6. Lots Identified on this LDP as being subject to Bushfire Attack Levels (BALs) will require a reassessment of the Bushfire Attack Levels (BALs) to be undertaken at building application stage. BAL assessments are to be undertaken in accordance with an approved bushfire management plan, AS3959-2009 and State Planning Policy 3.7.

Storage and Refuse

7. For rear loaded lots, landowners are required to liaise with the City of Cockburn regarding the designation of a bin pad area. The designated bin pad area (1.5m wide x 1.0m deep) will need to be located in a position that is accessible to the City's waste disposal vehicles while taking into account adjacent fences, gutters and built form.
8. Refuse / storage areas (other than bin pads as described above in 7) are to be fully integrated with the design of the building. Refuse storage areas shall be screened from the laneway and road.

Built Form

9. A first floor balcony and associated columns / piers may project not more than 1.0m into the front setback area with no maximum frontage (subject to engineering and servicing constraints).
10. Lots shown to have dual frontages must address both the street and Public Open Space, with the elevations to be articulated in a manner that is consistent with that of the primary elevation. The design of the dwelling should acknowledge both orientations by way of design with elements such as balconies, major openings and roof design. As a minimum, both frontages should include at least one major opening.

Open Space

11. For rear loaded lots, outdoor living areas are permitted to be located within the primary street setback area.

Miscellaneous

12. Minor variations to the requirements of this LDP may be approved by the City of Cockburn.

