

Direct Indial: Don Bothwell  
Ref: LDP19/10

9411 3444

14 March 2019

Rowe Group  
3/369 Newcastle Street  
NORTHBRIDGE WA 6003

*Attention: Reyne Dial*

Dear Reyne,

**REVISED LOCAL DEVELOPMENT PLAN**  
**Lots 2, 7, 30 and 31 Muriel Court, Cockburn Central**

The revised Local Development Plan (LDP) received 1 March 2019 has been approved in accordance with Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015. Please ensure all prospective purchasers of the lots subject to the LDP are made aware of the approval.

You are reminded that in accordance with Clause 57 of the Regulations, the approval has effect for a period of 10 years from the date of this approval.

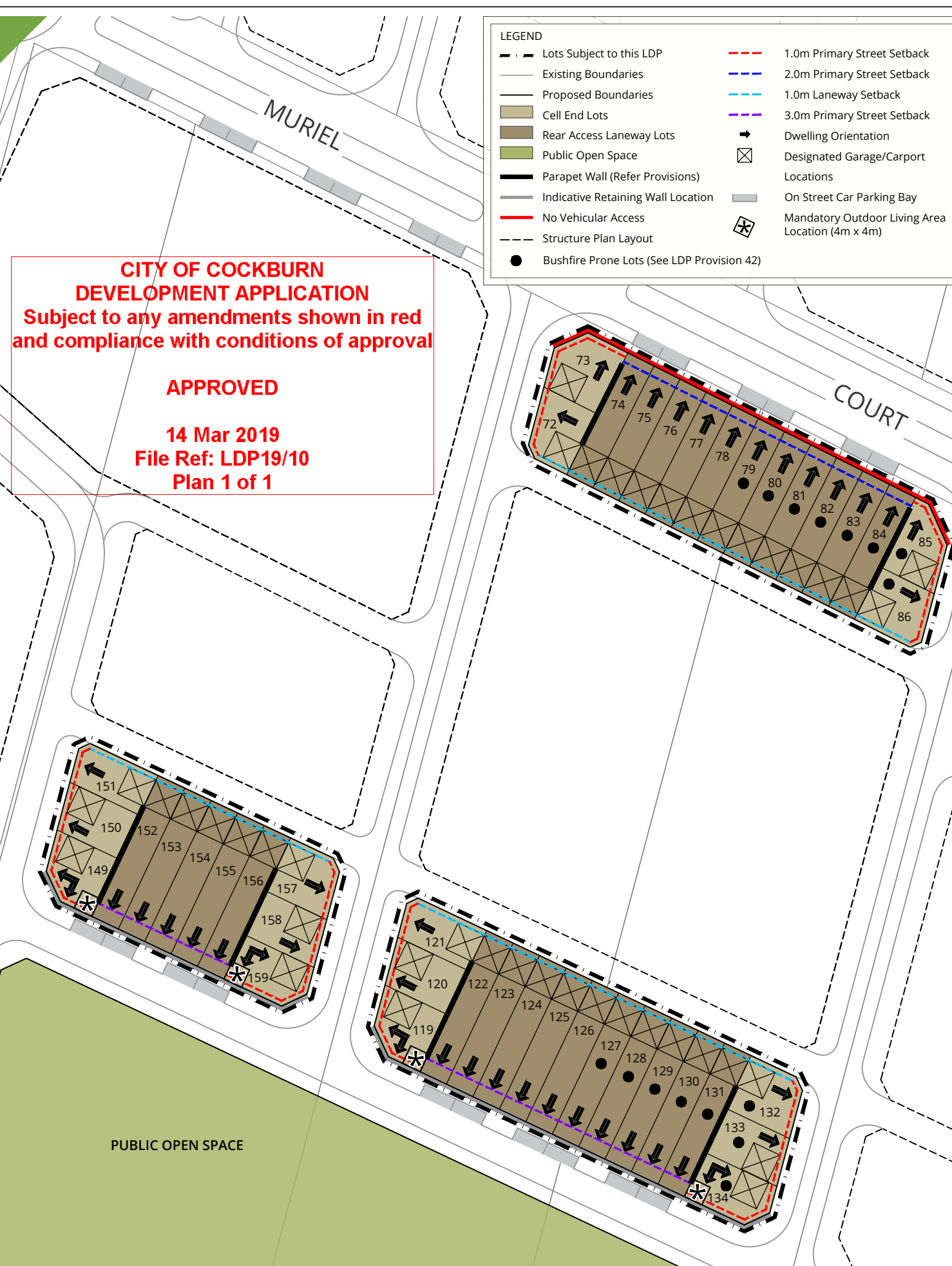
A signed copy of the document is attached for your records. In the event you have any questions, please contact me.

Regards,



Don Bothwell  
**SENIOR PLANNING OFFICER**

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**CITY OF COCKBURN  
DEVELOPMENT APPLICATION**  
Subject to any amendments shown in red  
and compliance with conditions of approval

**APPROVED**

**14 Mar 2019**  
File Ref: LDP19/10  
Plan 1 of 1

**LOCAL DEVELOPMENT PLAN PROVISIONS:**  
LOTS 2, 7, 30 AND 31 MURIEL COURT, COCKBURN CENTRAL

**PROVISIONS:**

Unless otherwise defined on this Local Development Plan, all development shall be in accordance with the City of Cockburn Town Planning Scheme No. 3, the Residential Design Codes of WA (the 'R-Codes'), the Muriel Court Structure Plan (the 'Structure Plan') and the Muriel Court Design Guidelines (the 'Design Guidelines').

**GENERAL**

- The requirements of the R-Codes and Design Guidelines are varied as shown on the Local Development Plan.
- Consultation with adjoining or other landowners to achieve a variation to the R-Codes or Design Guidelines which is addressed under this Local Development Plan, is not required.
- Minor variations to the requirements of this Local Development Plan may be approved by the City of Cockburn at its discretion.

**BOUNDARY SETBACKS**

- Boundary walls may be constructed to both side boundaries for no maximum length of the boundary. Garages / carports may be built to the boundary separate to the main dwelling.
- Parapet walls shall not be supported forward of the building setback line.
- Rear Access Laneway Lots are to be constructed to an absolute set back of 2m from the primary street where fronting Muriel Court.
- Rear Access Laneway Lots are to be constructed to an absolute set back of 3m from the primary street where fronting Public Open Space.
- A portico, verandah, balcony, associated columns/piers and/or first floor building envelope may project into the front setback area to a maximum of 1m.
- Garages / carports are to be set back 1m from the rear laneway.

**CELL END LOTS**

- Buildings are to be set back a minimum of 1m from the primary and secondary streets.
- Where lots abut a laneway, garages / carports are to be set back 1m from the side laneway.

**BUILDING HEIGHT**

- Dwellings are to be constructed to a minimum building height of two (2) stories, measured to a minimum of 5.4m to the top of external wall at the street setback line.
- Dwellings may be constructed to a height of less than 5.4m behind the street setback line to provide for an internal open void only to the upper floor only, provided an overall building height of two (2) stories is generally maintained.

**GARAGES / CARPORTS AND ACCESS**

- Garages / carports are to be located as per the locations designated on the Local Development Plan. Vehicular access must be taken from the laneway where one is provided.
- The crossover / garage / carport for corner lots taking access from a laneway is to be located as close to the lot boundary opposite the corner truncation as possible.
- Garages / carports shall generally be designed such that the colour and style is consistent with the dwelling.
- Double garages / carports are permitted on lots with frontages of less than 12.5m in width where a minimum of 50% of the upper storey is aligned with, or is forward of, the garage.

**OPEN SPACE**

- For the cell end lots only, outdoor living areas may be provided in the form of balconies overlooking the primary street where compliance with the provisions of this LDP is achieved.
- For Rear Access Lots, the following open space provisions apply:
  - All lots must provide an outdoor living area with an area of 10% of the lot size or 16m<sup>2</sup>, whichever is the greater, and which is directly accessible from a habitable room of the dwelling;
  - At least 70% of the outdoor living area must be uncovered and includes areas under eaves which adjoin uncovered areas;
  - The outdoor living area may have a minimum dimension of 3.0m; and
  - No other R-Codes or Design Guidelines site cover standards apply.
- For Cell End lots, the following open space provisions apply:
  - All lots must provide an outdoor living area with an area of 10% of the lot size or 16m<sup>2</sup>, whichever is the greater, directly accessible from a habitable room of the dwelling and located behind the street setback area;
  - At least 70% of the outdoor living area must be uncovered and includes areas under eaves which adjoin uncovered areas;
  - The outdoor living area may have a minimum dimension of 3.0m; and
  - No other R-Codes or Design Guidelines site cover standards apply.
- Where lots are proposed adjacent to Public Open Space, outdoor living areas shall be provided as per the locations shown on this

**FENCING**

- Where front fencing has been installed by the developer, modifications to fences are not permitted.
- Front fencing to the primary street shall generally be visually permeable above a height of 1.2 metres.

**BUILT FORM**

- Each dwelling fronting a public road shall include at least one major opening to ensure appropriate surveillance is provided to the street.
- Each dwelling which takes access from a rear laneway is to provide for at least one major opening facing the laneway to ensure appropriate passive surveillance is provided.
- Where more than two dwellings are adjacent and constructed by the same purchaser/builder, diversity in the front facade is required; in colour, material, texture and Architectural features. Extensive repetition of the same facade treatment will not be permitted.
- Lots on this Local Development Plan are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.

**STREETScape**

- Dwellings should be designed to incorporate at least one habitable room window overlooking the primary street and/or public open space.
- All elevations, or portions of elevations which visible when viewed from the public realm, should generally be finished in a manner which is consistent with that of the primary elevation, including visible portions of parapet walls.
- Where two storey parapet walls are proposed in the locations identified on the Local Development Plan and the adjoining lots are vacant or under construction, the extent of the walls which are visible from the public realm / adjoining lots at the time of seeking Building Permit approval are to be painted and finished in a colour consistent with the dwelling facade to ensure areas of unfinished walls are not visible from the public realm and / or adjoining lots.

**BUILDING DESIGN - PRIMARY / FRONT ELEVATION**

- Dwellings should be designed to have well articulated building facades, through architectural features such as balconies, verandahs, porticos as well as the use of awnings, plinths and other such elements including rendered foam and cladding.
- Building facades which are visible from the public realm are to contain a minimum of two (2) different finished materials such as face brick, painted render and / or painted weatherboard and is to incorporate a minimum of two (2) of the following architectural features to provide for a consistent architectural character:
  - Roof features such as gable ends (open or finished), flat roofs (where concealed by parapet walls), skillion roofs or dormer windows.
  - Wall features such as decorative parapet walls, feature walls (including rendered foam and cladding), treated plinths and exposed brickwork.
  - Protruding feature elements around major openings;
  - A balcony or Juliette balcony.
  - Window awnings or window lintels.
  - Porticos.
  - Decorative treatment / moulding to parapet walls, lintels, window sills or horizontally expressed plinths to change in floor levels.
- Where a building is to be constructed adjacent to an existing building, consideration should be given to aligning the set back and height of the adjacent wall to reduce the impact of the wall on the streetscape.

**BUILDING DESIGN - SECONDARY ELEVATIONS**

- Buildings located on corner lots are to address both the primary and secondary street elevations. The entrance to the dwelling may be provided at either the primary or secondary street, provided the dwelling appropriately addresses both street frontages with articulated building facades and major openings to provide passive surveillance.
- Secondary street elevations should be generally consistent with the external colours and finishes of the primary elevation.

**ROOF FORM AND DESIGN**

- Roof forms including traditional hipped or gabled roof designs, butterfly / skillion and flat roofs concealed by parapet walls are permitted.
- Where pitched roofs such as hipped or gable end roofs are proposed, a minimum roof pitch of 24 degrees applies.
- Roof overhangs in the form or eaves of gable ends are permitted where the protrusion is no less than a minimum of 300mm.

**STORAGE AND REFUSE**

- Refuse collection is to occur from the rear laneway for those lots which abut laneway reserves. Collection from the primary or secondary street is only to occur where a laneway frontage does not exist.
- Refuse / storage areas are to be fully integrated with the design of the building. Refuse storage areas shall be screened from view from the public realm.

**STORMWATER DRAINAGE**

- Each lot is to contain stormwater within the boundaries of the lot at a rate of 0.029m<sup>3</sup> per square metre of impervious area.
- Provision 40 of this Local Development Plan cannot be varied by way of an Application for Development Approval.

**FIRE MANAGEMENT**

- 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 Areas 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 79-86 and 127-134 inclusive within the LDP are designated bushfire prone areas for the purpose of implementing AS3959 under the national construction code.
- This LDP shall be read in conjunction with the approved bushfire management plan and any relevant addenda. (Smith Consulting 29 November 2018).



15426-LDP01R\_20190311 - COCKBURN CENTRAL LOCAL DEVELOPMENT PLAN | DRAWN: W. CLEMENTS - DATE CREATED: 2019.03.11 - PROJECTION: MGA650 GDAS4 - CLIENT: WESTPRO MANAGEMENT - CADASTRE: LANDGATE - N:\DWM\PLANNING\5000-5999\5426-COCKBURN CENTRAL LOCAL DEVELOPMENT PLAN - CAD: WILLIAM CLEMENTS - 2019.03.11