



LOCATION PLAN SCALE 1:7500
 ■ SUBJECT LOTS

- LEGEND**
- - - Subject Site
 - Lot Boundary
 - Road Carriageway
 - Mandatory Garage Location
 - Retaining Wall restricting access
 - Developer Fencing
- RESIDENTIAL DENSITY CODE**
- R 20
 - R 30

**CITY OF COCKBURN
 LOCAL DEVELOPMENT PLAN**

APPROVED

**29 Jan 2018
 File Ref: LDP17/31
 Plan 1 of 1**

LOCAL DEVELOPMENT PLAN - WENTWORTH WEST

This Local Development Plan (LDP) is made under the provisions of the City of Cockburn Town Planning Scheme No. 3 (TPS3) and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), TPS3 and Local Planning Policies as shown on the plan and written below. The requirements of the R-Code and the Policies shall be satisfied in all other matters.

Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, TPS3, and all relevant Local Planning Policies.

This LDP applies to all lots shaded and within the Local Development Plan Boundary as denoted on the plan. The LDP provisions only apply to Single Houses.

Minor variations to the R-Codes, Local Policies and this LDP will require Development Approval by the City of Cockburn.

Lots may be affected by Bushfire Attack Level (BAL) construction standards. Copies of the Bushfire Management Plan can be obtained from the City of Cockburn.

Side boundary fencing along Bartram Road for Lots 7, 22 and 64 is required to be installed by the developer and is not to be altered by land owners.

R-Code Variations	R20 Lots	R30 Lots
Street Setback & Front Fences	3.0 metre minimum.	(R30 only) 2.0 metre minimum, no average.
	1.5 metres to porch / veranda / portico or similar, no maximum length.	
	1.5 metres minimum to secondary street.	(R30 only) 1.0 metre minimum to secondary street.
Where street setbacks are less than 4.0 meters, Front fences within the primary street setback area being a maximum height of 0.9 metres above natural ground level, measured from the primary street side of the front setback.		
Provided the front setback is greater than 4.0 metres, a front fence within the primary street setback area being a maximum of 1.8 metres above natural ground level and visually permeable above 1.2 metres, measured from the primary street side of the front fence.		
Uniform fencing shall be provided by the developer where shown on the map for lots abutting Bartram Road. Any uniform fencing shall be maintained by the landowner, and shall not be modified without written consent from the City of Cockburn.		
Lot Boundary Setback	Boundary Setbacks	
	1.2 metres for wall height 3.5 metres or less with major openings. 1.0 metre for wall height 3.5 metres or less without major openings.	
Boundary Walls To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5 metres or less.		
Open Space	An outdoor living area (OLA) with an area of 10% of the lot size or 20sqm, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.	
	The OLA has a minimum 3.0 metres length or width dimension.	
	No other R-Codes site cover standards apply.	
Garage setback and width and vehicular access	Rear Load 0.5 metre garage setback to laneway.	
	Front Load 4.5 metre garage setback from the primary street and 1.5 metres from a secondary street.	
	The garage setback from the primary street may be reduced to 4.0 metres where an existing or planned footpath or shared path is located more than 0.5 metres from the street boundary.	
	For front loaded lots with street frontages between 10.5 and 12 metres, a double garage is permitted to a maximum width of 6.0 metres as viewed from the street subject to:	
	<ul style="list-style-type: none"> • garage setback a minimum of 0.5 metres behind the building alignment; • a major opening to a habitable room directly facing the primary street; • An entry feature consisting of a porch, veranda, portico, or similar element with a minimum depth of 1.2 metres; & • no vehicular crossover wider than 4.5 metres where it meets the street. Lots with a frontage less than 10.5 metres or not compliant with the above require single or tandem garaging.	
Overshadowing	No maximum overshadowing for wall height 3.5 metres or less.	
	No maximum overshadowing for wall height greater than 3.5 metres where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%.	(R30 only) No maximum overshadowing for wall height greater than 3.5 metres where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
Privacy	R-Codes clause 5.4.1 C1.1 applies, however the setback distance is 3.0 metres to bedrooms and studies, 4.5 metres to major openings to habitable rooms other than bedrooms and studies and 6.0 metres to unenclosed outdoor active habitable spaces.	



ASSESSMENT NOTE
 This LDP has been prepared by RobertsDay; but is not responsible for its administration.
 The City of Cockburn will administer all matters relating to the LDP.
 Any assessment enquiries should be directed to the City.

CADASTRAL INFORMATION
 SOURCE: LANDGATE
 YYMMDD:
 DWG REF:
 PROJECTION: MGA50

SIZE A3

1:1500

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
N	GARAGE LOCATIONS	180125	ED	-
M	UPDATED PRECAL	171221	HH	ED
L	FENCING	171128	ED	-
K	LOT 105 RETAINING	171127	ED	-

LOCAL DEVELOPMENT PLAN
Wentworth West, Success
 City of Cockburn

REF NO. **RIC WEN** DRAW NO. **RD1 400** REV. **N**