

Amendment Schedule		
REV	DETAILS	DATE
C	For Approval	14/09/2015
D	Amendment to Provision 3. (d)	24/04/2020

Local Development Plan Provisions and R-Code Variations

The provisions below apply to all lots within the LDP boundary.

- General
 - All lots within the LDP boundary are coded Residential R40 in accordance with the 04A Adopted Cell 6 Yangebup Structure Plan.
 - The requirements of the City of Cockburn Town Planning Scheme No.3 (TPS3) and the Residential Design Codes (R-Codes) apply to residential development on all lots unless varied by this LDP.
 - Where there is a conflict between the requirements of TPS3 and/or the R-Codes with this LDP the provisions of this LDP prevail to the extent of any inconsistency.
 - Variations to the R-Codes provisions, as provided for by this LDP, do not require consultation with adjoining/other landowners where the design complies with this LDP.
 - Minor variations to the requirements of the R-Codes and this LDP may be approved by the City of Cockburn subject to planning approval being applied for.
- Vehicle Access, Car Parking and Garage / Carport Locations
 - All lots served by a laneway shall obtain vehicular access from the laneway only, with no vehicle access permitted from the street.
 - Mandatory garage/carport locations apply to some lots as identified on the LDP, located away from street intersections to avoid traffic conflicts.
- Development Setbacks
 - Primary street setback requirements shall be reduced to a minimum of 2m.
 - Setback requirements for all southern facing lots along the public open space frontage shall be reduced to a minimum of 1.5m and an average of 2m.
 - Zero development setbacks to the laneway are permitted, with the exception of garages/carports which shall be set back a minimum of 0.5m from the laneway.
 - Walls may be built up to each side boundary (zero setback) for up to 75% of each boundary length in aggregate behind the minimum front setback line.
- Dwelling Orientation

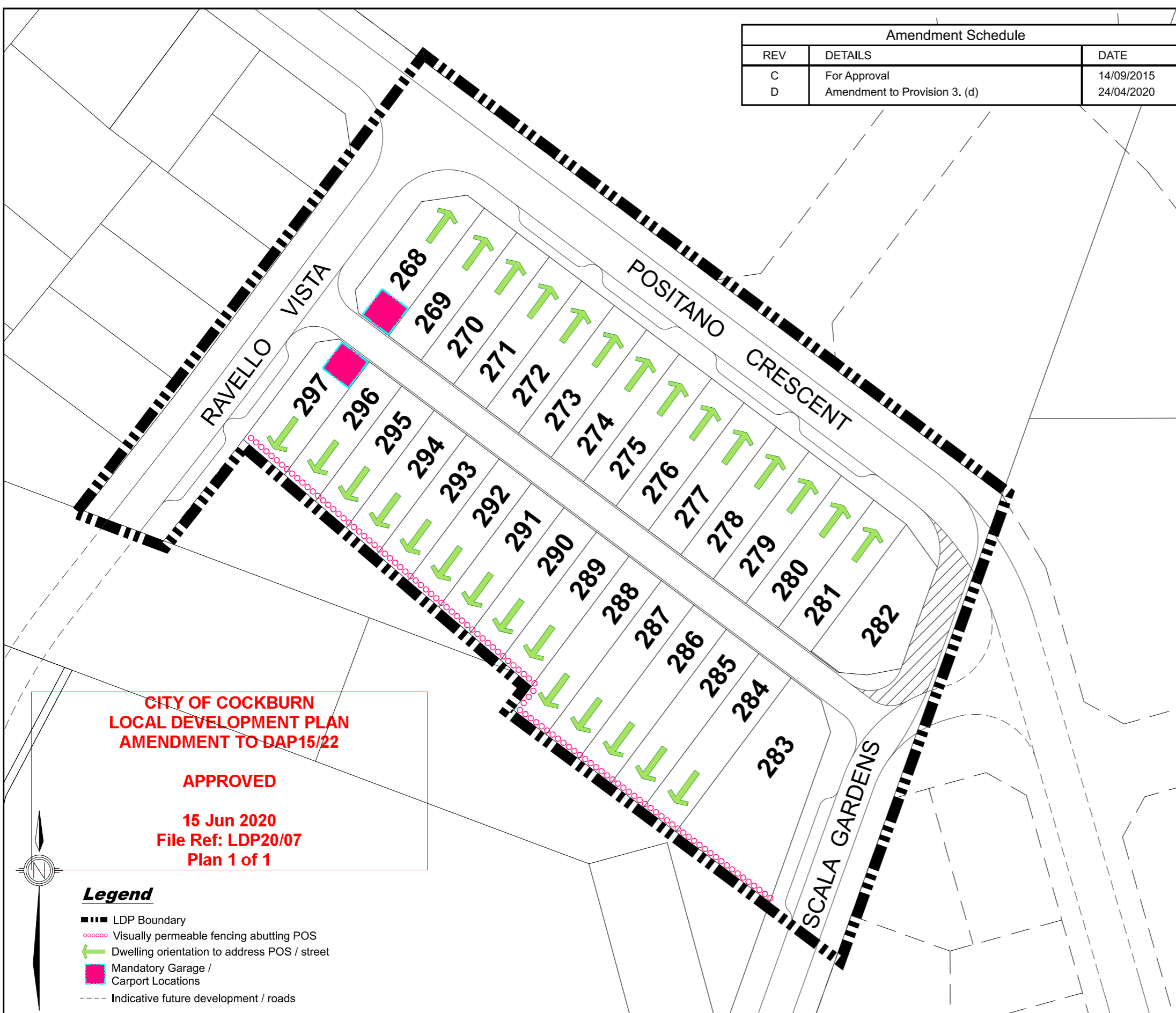
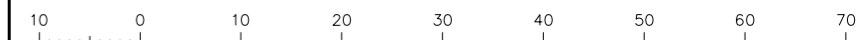
All lots served by a laneway except for Lots 282 & 283 shall have the dwelling orientation towards the opposite side of the laneway including the front door and major openings of the dwelling facing in the opposite direction of the laneway.
- Outdoor Living Area
 - To encourage high levels of passive surveillance and strong community interaction, outdoor living areas shall be permitted within the front setback area of the lots served by a laneway.
 - An outdoor living area with an area not less than 20m² in area, directly accessible from a habitable room of the dwelling shall be provided.
 - For non laneway lots, the outdoor living area shall be 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 has a minimum 3m length or width dimension.
 - No other R-Codes site cover standards apply.

Note:

The boundaries shown on this plan should not be used for final detailed engineers design, and is subject to precal prepared by surveyor.

Source Information:

Site boundaries: Patterson, Tudor-Owen & Parker Surveys / Oracle Surveys



**CITY OF COCKBURN
LOCAL DEVELOPMENT PLAN
AMENDMENT TO DAP15/22**

APPROVED

**15 Jun 2020
File Ref: LDP20/07
Plan 1 of 1**

Legend

- LDP Boundary
- Visually permeable fencing abutting POS
- ← Dwelling orientation to address POS / street
- Mandatory Garage / Carport Locations
- Indicative future development / roads

PROJECT		LOT 9007 POSITANO CRESCENT	
Job Ref. 166	Date 24 APRIL 2020	CLIENT ACEFIELD HOLDINGS PTY LTD LOCAL DEVELOPMENT PLAN LOT 9007 POSITANO CRESCENT, YANGETBUP	
Comp By. BC	DWG Name. 166-4-001d.dwg		
Locality YANGETBUP	Local Authority COCKBURN		

CLIENT ACEFIELD HOLDINGS PTY LTD			RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762	Subiaco Office 38 Station Street Subiaco WA 6008 T+61 8 9211 1111 F+61 8 9211 1122 W rpsgroup.com.au			
LOCAL DEVELOPMENT PLAN LOT 9007 POSITANO CRESCENT, YANGETBUP			© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.				
Scale	1:1000		Sheet	A3	Plan Ref	166-4-001	Rev

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