

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
------------	--------------------------------------	----------------

POLICY CODE:	LPP 1.2
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	8 April 2010
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	N/A
DELEGATED AUTHORITY REF.:	OLPD33
VERSION NO.	9

Dates of Amendments / Reviews:		
DAPPS Meeting:	27 September 2012	25 August 2016
	22 August 2013	24 November 2016
	2 June 2015	18 May 2017
	26 November 2015	23 November 2017
	26 May 2016	
OCM:	11 October 2012	9 June 2016
	12 September 2013	8 September 2016
	11 June 2015	8 December 2016
	10 December 2015	8 June 2017

BACKGROUND:

This policy aims to improve the design quality of medium to high density residential developments in the City of Cockburn.

PURPOSE:

Improving the design quality of development subject to the aims of this policy which are:

- Achieve better built form and aesthetics of buildings and streetscapes and the public spaces they define;
- Promote developments that will be a long term asset to the neighbourhood;
- Maximise amenity, safety and security.
- Encourage sustainable dwelling design;

APPLICATION

In the assessment of development applications, Clause 2.5.2 (Part 2) of the Residential Design Codes (R-Codes) requires the decision maker to have regard to:

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
------------	--------------------------------------	----------------

- The City’s Town Planning Scheme No. 3 (TPS3);
- Any relevant objectives and provisions of the R-Codes;
- A provision of a local planning policy; and
- Orderly and proper planning.

Specifically to TPS 3, which provides for the application of this policy by stating:

When considering applications for development of grouped and/or multiple dwellings, the Council shall have due regard to Local Planning Policy 1.2 – Residential Design Guidelines. Where an application is not consistent with the provisions or objections of Local Planning Policy 1.2, Council may refuse the applications notwithstanding its level of compliance with the Residential Design Codes.

POLICY

- (1) This policy applies to all grouped dwellings; multiple dwellings; dwellings on lots with a frontage less than 10m wide; and single house developments on lots less than 260m² within the City of Cockburn. This policy does not apply to land which is subject to a Local Development Plan (LDP) adopted under TPS 3.
- (2) This policy does not exempt compliance with all other requirements of TPS 3, the R-Codes or other relevant City of Cockburn Policies and/or the Building Code of Australia/relevant Australian Standard(s).
- (3) Design quality statement

Development applications relating to three (3) or more grouped dwellings or any number of multiple dwellings, shall be accompanied by a Design Quality Statement, demonstrating the application addresses the following policies:

1. The Design Principles of the R-Codes where *Deemed to comply provisions* have not been met;
2. TPS3, and;
3. This policy – LPP1.2.

The statement shall be between 1 and no more than 5 pages (depending on the size and complexity of the proposal) and be accompanied with a plan illustrating the proposed development and the local contextual considerations including relationship to adjacent properties and interface with the street frontage (Site Context Plan). The aim of the design statement is to explain how design quality requirements of the abovementioned policies have been achieved. Appendix 2 provides example questions an applicant may consider.

- (4) Retained Dwellings

The following requirements apply to developments where landowners / applicants propose to retain existing dwellings as part of a subdivision or development of grouped or multiple dwellings on a site. In these cases, the existing dwelling must be of a standard capable of being upgraded as determined by the City of Cockburn, so that its appearance is not out of character with the new development. In this regard, upgrading may involve the following requirements where deemed applicable by the City of Cockburn:

1. Bagging or rendering external walls, replacing or professionally recoating non-masonry walls or professionally cleaning existing brickwork.
2. Replacing or professionally recoating faded or discoloured roof tiles or metal sheeting.
3. Replacing/repairing and painting gutters and downpipes.
4. Replacing/upgrading driveways which are un-drained and extensively cracked or in a state of disrepair.
5. Modifying, upgrading or replacing damaged or dilapidated windows and frames.
6. Where visible from the street or public domain - demolishing unauthorised or poorly maintained additions, flat roof carports/extensions, sleep outs and constructing quality replacement structures (if required) which match or complement the existing dwelling and new development.
7. Improvement of existing landscaping.
8. Replacement of substandard or asbestos fencing where visible from the street.

Where deemed appropriate the City will impose a planning condition requiring the upgrading of an existing dwelling to be retained, and will also recommend the inclusion of a subdivision condition to this effect. All works to be undertaken on the existing dwelling shall be completed prior to subdivision clearance or occupation of the new dwelling (whichever comes first).

(5) Garages and Minimum Lot Frontages

1. A single-storey dwelling with a double width garage or carport will generally not be supported on a lot with a frontage of less than 10 metres (at the boundary). Double width shall refer to an opening of 4.8m or greater capable of accommodating two vehicles side by side.

(6) Vehicle Access & Parking

The design of car parking spaces and siting of crossovers are important to ensure safe and efficient traffic flows are maintained, and in promoting an attractive streetscape. In this regard, the following requirements apply:

1. No additional crossovers to lots abutting Regional Roads or major roads will generally be permitted, unless it can be demonstrated that the existing crossover cannot be utilised for the proposed development (In Australian Standard 1348: Roads and traffic engineering – Glossary of terms (2002), and the Austroads Glossary of Terms (Fifth Edition 2014) a major road is defined as “A road to which is assigned a permanent priority for traffic movement over that of other roads).
2. New grouped or multiple dwelling developments containing a shared/common property access way shall utilise that shared/common property access way for vehicle access without the need for an additional crossover(s) unless it can be clearly demonstrated to the satisfaction of the City that access from the shared/common property access way is not possible.
3. All new or modified crossovers should be at least 1 metre from an existing street tree. In cases where removal of an existing street tree is necessary, a replacement tree should be located and installed to the City’s satisfaction.
4. New carports and garages added to existing retained dwellings shall be designed to complement the style and finish of an existing dwelling. Matters to consider include materials, colour and roof pitch.
5. Garages and carports proposed to be located in front of an existing dwelling must allow at least one major opening (window) of the dwelling facing the primary street to enable adequate surveillance of the street.
6. In the case of three vacant strata lots or more (or one existing dwelling and two vacant strata lots) containing a shared/common property access way being created in the absence of built form, the access way shall be fully sealed and drained prior to subdivision clearance and bonding shall generally not be accepted. In this case, it is recommended that the treatment of the access way be constructed of asphalt or similar to avoid damage during dwelling construction.
7. Services such as water metres and power domes shall be annotated on the site plans and shall not impact access to rear dwellings.

(7) Corner Lots

To ensure development of corner lots contributes to the enhancement of existing streetscapes by improving passive surveillance, the following design guidelines apply for the development of corner lots:

1. One dwelling facing each street (where possible);
2. A proposed dwelling on the corner lot to be designed to address both primary and secondary streets;
3. Blank/solid fencing to the secondary street to be removed and replaced with open style fencing for no less than 50% of the boundary length;
4. Battleaxe subdivision designs on corner lots will generally not be supported (see diagram below);
5. Subdivision designs resulting in two long narrow lots with narrow frontages to the primary street will generally not be supported (see Figure 1).

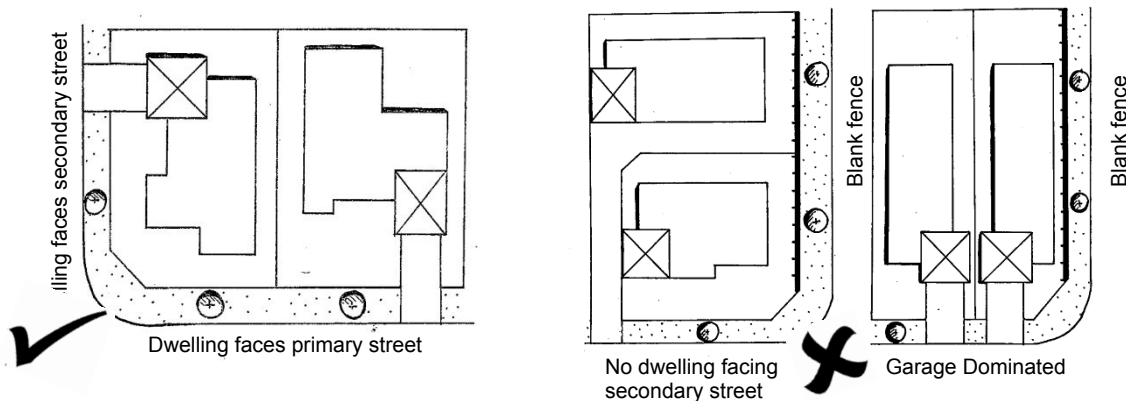


Figure 1. Corner Lots

(8) Sustainable Building Design for New Dwellings

1. Internal living areas and outdoor living areas should be located on the northern side of the dwelling to capture the benefits of passive solar design;
2. Windows and openings should be located facing the direction of prevailing breezes with openings located opposite each other to maximise air flow through the dwelling creating cross-ventilation;
3. Windows on the east and west elevations should be minimised or appropriately shaded. Eaves or fixed awnings shall be used to shade

all major openings on the northern, eastern and western sides of a dwelling.

4. Notwithstanding the requirements of the Building Codes of Australia, dark roof and wall colours will generally not be supported. Light coloured roof finishes ensure that heat is reflected and the internal temperature of the dwelling is reduced. (Please refer to the City's Preferred Building Colours and Materials Information Sheet.).

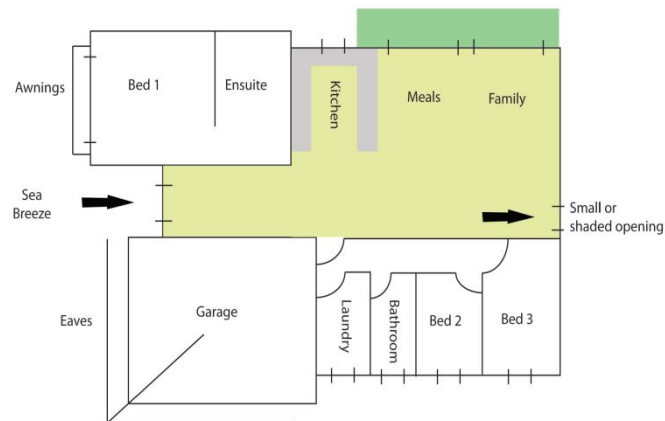


Figure 2. Sustainable House Layout

(9) Outdoor Living Areas

1. To assist with passive surveillance and bring activity to the street, outdoor living areas are encouraged in the front setback for all new dwellings and retained dwellings where the front of the dwelling faces north. Outdoor living areas proposed in the front setback area shall be fully developed including provision of a level area which is either paved and drained or turfed and shall be fenced in a manner compliant with the front fencing requirements of the R-Codes. As required by the R-Codes the outdoor living area shall be directly accessible from a habitable room. In this regard, a floor plan of the existing dwelling will be required to be submitted to demonstrate that this has been achieved.
2. For outdoor living areas proposed in the front setback, any roofing material must match the existing colour and material (where possible) of the respective dwelling;
3. Flat roof patios visible from the primary street will generally not be supported unless it can be clearly demonstrated to the satisfaction of the City that the patio complements the form and character of the dwelling to which it attached to and will not detract from the streetscape.

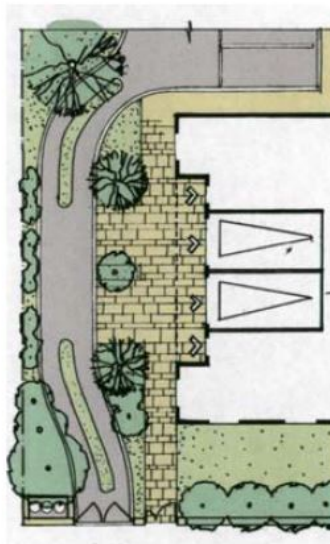
POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
-----	-------------------------------	---------

(10) Design of External Areas

1. Development Applications for 3 or more Grouped Dwellings or any number of Multiple Dwellings shall include a Landscape Plan. The Landscape Plan shall contain a Site Schedule and a Site Plan. See Appendix 3 for Landscape Plan requirements.
2. Multiple dwellings shall provide 10% of the total site area as *Garden Area**
3. Grouped dwellings shall provide a minimum of 30% of the common property area as *Garden Area**

**Garden Area means - An area of unpaved, free draining soil of a minimum dimension of 0.5m and a minimum area of 4m².*

Figure 3: Curved pavement and landscape planting to reduce visual impact of driveway.



(11) Trees

1. Removal of street trees located within verge areas is not permitted unless approved by the City. Where approval is given for the removal of an existing street tree a replacement tree should be located and installed to the City's satisfaction. To this regard, all matters in relation to street trees should be direct to the City's Parks Technical Officer.
2. Details of suitable species selection can be found at Appendix 4.
3. As per 10(1) above, development applications for 3 or more Grouped Dwellings or any number of Multiple Dwellings shall include a Landscape Plan containing a Site Schedule and Site Plan showing a street tree in the verge.

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
-----	-------------------------------	---------

(12) Verge design

The City's *Residential Verge Development Guide* provides guidance when developing verge areas for grouped and multiple dwellings. Applications are encouraged to seek guidance from the City's Landscape Architect with any queries prior to submitting their development application. The guide can be viewed at:

www.cockburn.wa.gov.au/Council_Services/City_Development/Planning_Documents

(13) Lighting of shared or common areas

1. Bollard lighting shall be used to light shared/common access ways into developments proposing three or more dwellings (including the existing retained dwellings).
2. Light levels shall comply with the requirements of the relevant, current standards produced by Standards Australia for this purpose.
3. Lighting shall be automatically switched on by falling ambient light levels.
4. Details of the proposed bollard lights shall be listed in the Landscape Plan schedule.
5. Bollard lights shall be installed and operational prior to subdivision clearance.

(14) Fencing

1. With the exception of lots abutting major roads all secondary street fencing should be permeable above 1.2m for no less than 50% of the boundary length. Consideration should also be given to the provision of a gate and clearly defined path leading to the front door.

(15) Boundary Walls

1. Boundary walls for buildings and structures to public access ways, public open space, regional open space, reserves, wetlands and waterways will generally not be supported.

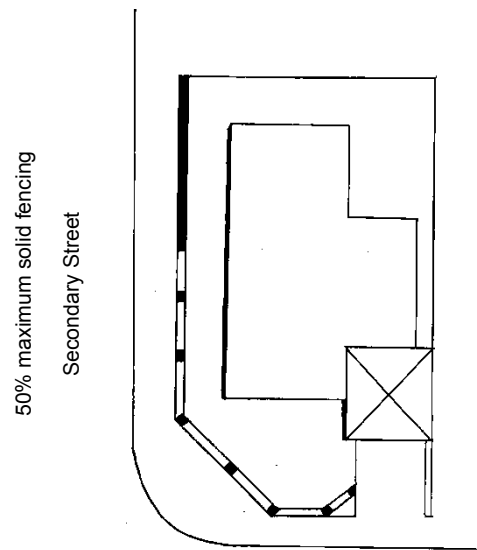


Figure 3. Fencing on corner lots

(16) Split Coded R30/40 Lots

Split coded residential lots which are located opposite or adjacent to Public Open Space (POS) may be developed up to the stated maximum R40 density, where development is consistent with the requirements of this policy and the following criteria:

1. At least one of the dwellings is two storey or incorporates a habitable mezzanine/loft (excluding bedrooms) in order to create variety in design and height and provide opportunity for surveillance of the POS;
2. New dwellings located on the front portion of a lot should have major windows fronting the street, and must not be orientated to solely face internal driveways (as shown in Figure 4).
3. Wherever possible rear dwellings should be designed so that significant sections of the front elevations can be seen from the street (i.e. major openings to internal living areas)(as shown in Figure 5);

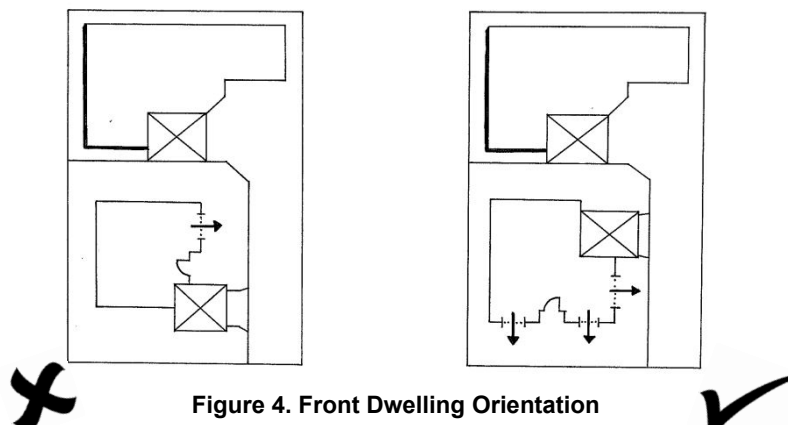


Figure 4. Front Dwelling Orientation

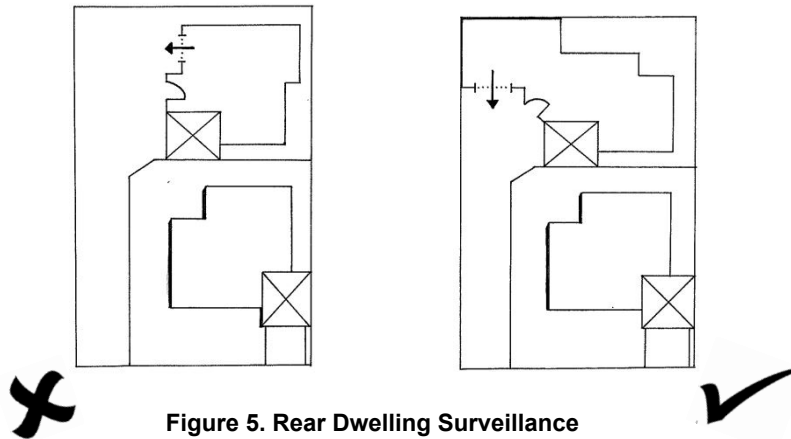


Figure 5. Rear Dwelling Surveillance

4. Provision of an outdoor living area within the front setback of an existing or proposed front dwelling which complies with the requirements of Section 8 of this Policy in order to promote surveillance of the POS;
5. Development on lots larger than 1500m² shall also demonstrate a suitable level of variety in design and height and promote surveillance of the POS.

(17) Split Coded R30/40/60 Lots

The purpose of the split coding R30/40/60 is to encourage improved development outcomes through:

1. The assembly of land parcels into larger development sites that can be developed in a more coordinated manner; and
2. Promotion of two storey construction for higher density developments so as to achieve an improved balance between open space and dwelling floorspace.
3. Split coded residential lots may be developed at R40 or R60, where development is consistent with the requirements of this policy and the following criteria:

R40 Development Criteria	R60 Development Criteria
<ol style="list-style-type: none"> 1. Dwellings/buildings fronting/adjacent to a public street are two storey. 2. Dwellings fronting a public street must address the primary street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or master bedroom. 3. Development shall demonstrate a suitable level of variety in design, height 	<ol style="list-style-type: none"> 1. Development assembles more than one existing lot or the development site is over 2000m² in area. 2. The majority of buildings (50%) are two storeys or more. 3. Dwellings fronting a public street must address the primary street by way of design, fenestration, entry and must contain major opening(s) to a living area

R40 Development Criteria	R60 Development Criteria
<p>and rooflines and promote surveillance of the street and private access way.</p> <p>4. Development adjacent to POS must comply with the criteria set out in Clause 17.</p>	<p>and/or master bedroom.</p> <p>4. Development shall demonstrate a suitable level of variety in design, height and rooflines and promote surveillance of the street and private access way.</p> <p>5. Development adjacent to POS must comply with the criteria set out in Clause 17.</p>

(18) Implementation of Split Codes

1. In the absence of built development, land within any of the split coded areas depicted on the Scheme Map will only be granted subdivision approval up to the identified base code – that being Residential R30.
2. Built development referred to in clause 18.1 includes development constructed to plate height which is in accordance with an approved Development Application.

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
-----	-------------------------------	---------

Appendix 1 - City of Cockburn TPS 3, extract for 'Convenience and Functionality'.

Convenience and Functionality

- (a) Every development shall be designed to ensure that it is convenient and functional for those who will use the development particularly in respect to –
 - (i) the relationship of the development to the use and enjoyment of the adjoining lots;
 - (ii) the convenient location of public and resident facilities provided on the lot;
 - (iii) safety and amenity;
 - (iv) accessibility of driveways, footpaths, car parking bays, service bays and storage areas.

- (b) A development which requires planning approval under the Scheme, that complies with or may be approved under the provisions of the Residential Design Codes but cannot demonstrate convenience and functionality, will not be approved, unless the local government determines otherwise in any particular case.

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
------------	--------------------------------------	----------------

Appendix 2 – Example questions for consideration of a Design Quality Statement

1. Does the proposal look appropriate in its context? Does the development respond to the desirable elements of the area? Provide details.
2. Has the proposal considered the scale of surrounding development? In areas undergoing transition, does the bulk and scale of development consider any future aspirations of the locality? Provide details.
3. Is the built form appropriate for the site? For example how does the development interface with surrounding public domain areas including public open spaces, the street and does it provide a good level of internal amenity?
4. Does the proposal consider sustainable design solutions? Refer to Clause 8 of this policy. Provide details.
5. Does the proposed landscaping integrate with the built form and result in a good aesthetic quality for both occupants and the adjoining public domain? Provide details.
6. Has amenity been considered through appropriate room dimensions, access to sunlight, natural ventilation, private outdoor spaces, privacy etc? Provide details.
7. Does the proposal provide a good level of security both internally and in public areas? Provide details.
8. Has the development considered the localities social context and housing affordability? For example through the provision of a range of housing types? Provide details.
9. Does the proposals aesthetics contribute to the existing or desired future character of the area? Provide details.
10. What site constraints were considered and how did these inform the final design? Provide details.

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
-----	-------------------------------	---------

Appendix 3 – Landscape Plan Requirements

The Site Schedule shall include the following:

1. Applicant name, Lot and Deposited Plan Number and address;
2. Area in square meters of:
 - a. Lot;
 - b. Verge excluding 2m wide back of kerb footpath reserve, crossover and footpaths;
 - c. Impervious paving, includes areas beneath roofed structures (buildings and sheds), paving required for car parking bays, and vehicle access driveways (excludes paving proposed but not required for these specific purposes);
 - d. Area of impervious paving required other than that listed in c) above;
 - e. Area of unpaved, free draining soil.

The Landscape Plan is to be a dimensioned plan, drawn to scale, indicating the arrangement of the following:

1. The ground floor plan of dwellings and other roofed buildings proposed, including finished floor level, doors, dashed roof gutter line and window positions;
2. External paving and steps – extent of hard materials proposed;
3. Elevations of the finished ground level above Australian Height Datum (AHD) to describe:
 - a. Sudden changes in level
 - b. Highest and lowest points
 - c. Corners of areas of continuous paved or unpaved finish,
 - d. Method of draining all paved areas
4. Unroofed structures including but not limited to:
 - a. Retaining walls,
 - b. Swimming pools,
 - c. Fences and gates,
 - d. Light fittings,
5. Proposed planting, including:
 - a. Botanical and common species name,
 - b. Size of nursery stock to be used,
 - c. Anticipated mature height of species,
 - d. Numbers of plants of each species,
 - e. Methods of cultivating planting such as
 - i. type and depth of mulch
 - ii. details of tree staking, and
 - iii. method of irrigating the planting (source of water, is a reticulation system and controller proposed, source of water – nominated caretaker for site/common areas or separate supply points from each dwelling and so on).

POL	RESIDENTIAL DESIGN GUIDELINES	LPP 1.2
------------	--------------------------------------	----------------

6. North point, bar scale and scale of drawing at a stated paper size (such as 1:100 Scale when printed on A3 sheet).

Example landscape plan:



Appendix 4 – Tree Species

Zone 1: Coastal Front Line

- Agonis Flexuosa
- Araucaria heterophylla
- Corymbia Ficifolia
- Cupaniopsis anacardiodes
- Callistemon Kings Park Special
- Callistemon Viminalis
- Erythrina Sykesii
- Eucalyptus gomphcephala
- Gleditsia tricanthos shademaster
- Hibiscus Tilaceus Rubra
- Melaleuca Quinquenervia
- Olea Europa
- Pyrus Cleveland Select
- Ulmus parvifolia

Beneath Power Lines

- Agonis Flexuosa
- Corymbia Ficifolia
- Cupaniopsis anacardiodes
- Callistemon Kings Park Special
- Callistemon Viminalis
- Gleditsia tricanthos shademaster
- Hibiscus Tilaceus Rubra
- Olea Europa
- Melaleuca Quinquenervia
- Ulmus parvifolia

Zone 4 Industrial Commercial

- Angophora Costata
- Brachychiton Acerfolia
- Brachychiton Populneus
- Eucalyptus gomphocephala
- Eucalyptus sideroxylon 'rosea'
- Fraxinus oxycarpa Raywood
- Gleditsia tricanthos inermis
- Liquidamber styraciflua
- Magnolia grandaflora
- Olea europa
- Platanus acerfolia
- Platanus orientalis
- Platanus insularis
- Ulmus parvifolia

Beneath Power Lines

- Angophora Costata
- Eucalyptus sideroxylon 'rosea'
- Gleditsia tricanthos inermis
- Olea europa
- Ulmus parvifolia

Zone 2: Significant Verges, Median, Roundabout

- Araucaria heterophylla
- Erythrina Sykesii
- Platanus acerfolia
- Platanus insularis
- Platanus orientalis
- Fraxinus oxycarpa Raywood
- Liquidamber styraciflua
- Corymbia maculate
- Ulmus parvifolia

Beneath Power Lines

- Ulmus parvifolia
- Erythrina Sykesii

Zone 5 Residential Large Verges

- Agonis flexuosa
- Angophora Costata
- Brachychiton Acerfolia
- Eucalyptus leucoxyton 'Rosea'
- Eucalyptus sideroxylon 'rosea'
- Melaleuca quinquenervia
- Bauhinia sp.
- Fraxinus oxycarpa Raywood
- Delonix regia
- Gleditsia tricanthos inermis
- Hibiscus tilaceus rubra
- Jacaranda mimosifolia
- Lagerstroemia sp.
- Liquidamber styraciflua
- Magnolia gradafloa
- Platanus orientalis
- Platanus insularis
- Paulowinia tomentsa
- Prunus dulcis
- Pyrus ussuriensis
- Ulmus parvifolia

Beneath Power Lines

- Agonis Flexuosa
- Eucalyptus leucoxyton 'Rosea'
- Melaleuca quinquenervia
- Delonix regia
- Gleditsia tricanthos inermis
- Hibiscus tilaceus rubra
- Jacaranda mimosifolia
- Ulmus parvifolia

Zone 3 Ecological Corridors

- Agonis flexuosa
- Angophora Costata
- Araucaria heterophylla
- Brachychiton Acerfolia
- Callistemon viminalis
- Callistemon 'KPS'
- Corymbia ficifolia
- Corymbia maculata
- Erythrina x Sykesii
- Eucalyptus gomphocephala
- Eucalyptus leucoxyton 'Rosea'
- Eucalyptus sideroxylon 'rosea'
- Eucalyptus Torquata
- Melaleuca quinquenervia

Beneath Power Lines

- Agonis flexuosa
- Callistemon viminalis
- Callistemon 'KPS'
- Corymbia ficifolia
- Eucalyptus leucoxyton 'Rosea'
- Eucalyptus Torquata
- Melaleuca quinquenervia

Zone 6 Residential Narrow Verges

- Callistemon 'KPS'
- Callistemon viminalis
- Corymbia ficifolia
- Eucalyptus Torquata
- Lagerstroemia sp.
- Sapium Sebiferum
- Pyrus calleryana Cleveland select
- Pyrus calleryana capital
- Prunus cerasifera sp.
- Olea europa

Beneath Power Lines

- Callistemon 'KPS'
- Callistemon viminalis
- Corymbia ficifolia
- Eucalyptus Torquata
- Lagerstroemia sp.
- Sapium Sebiferum
- Pyrus calleryana Cleveland select
- Pyrus calleryana capital
- Prunus cerasifera sp.
- Olea europa