

08 OCT 2015



DETAILED AREA PLAN VARIATIONS TO THE RESIDENTIAL DESIGN CODES

The provisions outlined in this Detailed Area Plan (DAP) constitute provisions and standards of development under the Residential Design Code (R-Code) 'Acceptable Development' and City of Cockburn Town Planning Scheme No. 3 (TPS3). Where there is a conflict between the R-Codes and/or TPS 3 with this DAP, the provisions of the DAP shall prevail. Compliance with the DAP provisions will not require consultation with neighbouring and/or nearby landowners.

1. Building Setbacks
 - a) Boundary Walls as per R-Codes permitted in locations as shown on the DAP.
 - b) All dwellings and ancillary development must be located within the building envelopes as depicted on this DAP.
 - c) Boundary Walls are not permitted abutting the Public Open Space.
 - d) Primary street setback, Nadllo Drive minimum 2m maximum 4m.
 - e) Secondary street setback 1m (Lot 17 only)
 - f) Garage setback to Buran Way 0.5m. Dwelling setback to Buran Way 1.0m minimum.
 - g) PCS setback 2.0m minimum.
 - h) 1.0m minimum setback on northern boundary of all lots at ground floor.
 - i) Second storey minimum 1.8m setback to southern lot boundary only regardless of wall length and height subject to compliance with visual privacy provisions of the R-Codes.
2. Dwelling Design
 - a) Dwellings on lots abutting the Public Open Space or Pedestrian Access Way (PAW) shall address the Public Open Space or PAW by providing at least one major opening from a habitable room with a view of the Public Open Space or PAW through visually permeable uniform fencing.
 - b) Dwellings on corner lots are to address the primary and secondary streets through use of materials (feature walls) and major openings (Lot 17 only).
 - c) Garage access must be from Buran Way for all lots.
 - d) Entrance to dwelling to be from the laneway for Lots 18 - 22 and from street for Lots 13 - 17.
3. Garages
 - a) The location of garages shall comply with specified locations as shown on this DAP.
 - b) Garage permissible with a nil setback (boundary wall) as shown on the DAP with a maximum wall height of 3.5 metres and a maximum length of 7.0 metres.
4. Fencing
 - a) No modifications to uniform fencing abutting Public Open Space shall be undertaken without written approval from the City of Cockburn.
 - b) For fencing along a secondary street at least 50% of the secondary street boundary is to be visually permeable fencing (in accordance with the R-Codes definition of visually permeable) above 1.2m.
5. Outdoor Living Areas
 - a) The location for outdoor living areas shall be located as shown on the plan and shall overlook the Public Open Space or pedestrian accessibility to provide passive surveillance opportunities.
 - b) The required Outdoor Living Area location on Lots 18-22 as shown on plan is mandatory.
 - c) The preferred Outdoor Living Area location for Lots 13 - 17 shall be on the northern side of each dwelling.
 - d) Permanent roof cover is permitted to a maximum of two thirds of the outdoor living area.
6. Open Spaces
 - a) A balcony that is 10m² or greater can be included as open space.
 - b) A minimum of 35% open space shall be provided.

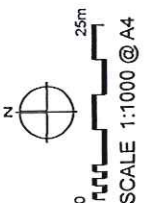


CITY OF COCKBURN
DETAILED AREA PLAN
APPROVED

08 OCT 2015

DAP NO. 15/33
 FILE REF. 3209.174
 SIGNED. [Signature]
 POSITION. Sevick Flower

- Preferred Outdoor Living Area Location
- Building Envelope
- Mandatory Outdoor Living Area Location
- Primary orientation of dwelling
- Mandatory garage location
- Preferred Location garage
- Second Storey Setback
- Uniform Fencing (open style)
- Boundary Walls



This Detailed Area Plan has been adopted by Council and signed by the
 Principal Planner
 DAP Ref No. 15/33
 Principal Planner [Signature]
 Date 08/10/15

GRAY & LEWIS
 LAND USE PLANNERS
 Suite 5.2 Henry Street
 Spearwood WA 6111
 P (08) 9474 1721
 F (08) 9474 1172
 perth@graylewis.com.au

DETAILED AREA PLAN
LOT 10 HAMILTON ROAD
SPEARWOOD