

NOTES

- (1) Development subject to dwelling construction under AS3959-2009 as per an approved fire management plan required at subdivision stage to address bush fire risk.
- (2) Footpaths are to be provided on all streets in accordance with the requirements of Liveable Neighbourhoods.
- (3) Retention of existing houses to be considered at subdivision stage
- (4) Laneway access with some threshold treatment (splinter island and brick paving) to link into future development to the north and for fire emergency access
- (5) DAP for all R30 lots to provide for R-Codes variation to open space & front setback



PARKS & RECREATION REGIONAL RESERVE

Plan No. : 15539-2
 Revision : REV.3B
 Scale : 1:1500@A3

- LEGEND**
- - Pathway - Dual Use Path
 - - Pathway - Pedestrian
 - ▭ - Lots that require Area Specific Plans (or DAPs)
 - ▭ - Development subject to dwelling construction under AS3959-2009
 - ▭ - Indicative planning over land outside of structure plan subject to future investigation
 - ▭ - Structure Plan Boundary

- ZONES/RESERVES**
- ▭ - Parks and Recreation
 - ▭ - R25 Residential
 - ▭ - R30 Residential

**LOCAL STRUCTURE PLAN
 LOTS 14-18, 41 & 500 OCEAN PLAN
 COOGEE**

DATE DRAWN: 19/09/2012
 DRAWN BY: JEP
 CHECKED BY: SJF
 FILE: 120709 local structure plan.dgn
 Y DATUM: AHD
 H DATUM: MGA84 (50)