



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 (TPS 3). 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) Primary street setback minimum 2m, maximum 4m.
 - d) Secondary street setback 1m for lots 838 and 1.5m for all other lots in this DAP.
2. **Dwelling Design**
 - a) Dwellings on corner lots are to address the primary and secondary streets through use of materials and major openings.
3. **Garages**
 - a) 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.
 - b) Front setback to garages shall be minimum of 4.5m
4. **Fencing**
 - a) For fencing along a secondary street at least 50% of the secondary street boundary is to be visually permeable fencing (in accordance with R-Codes definition of 'visually permeable') above 1.2m.
5. **Open Space**
 - a) A minimum of 40% open space shall be provided for lots 838 - 841.
 - b) Permanent roof cover is permitted to a maximum of two thirds of the outdoor living area.
 - c) No variations to outdoor living area size or dimension will be supported where open space is below 40%.
 - d) A minimum of 45% open space shall be provided for all lots, except Lots 838 - 841.

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner.

DAP Ref No. DAP13/18

CHL
Principal Planner

11/12/13

Date

LEGEND

- Mandatory location garage
- Building Envelope
- No Vehicular Access
- Retaining Wall
- Primary orientation of dwelling

0 10 20 30

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Scale: Project
Suite 4 First Floor 40 Hasler Road Osborne Park WA 6017 www.whelans.com.au
s/projects/15539/drafting/drafting & design/DAP130903 Lot 14



oceanroad

DETAILED AREA PLAN
LOTS 809 - 811 and 835 - 841
OCEAN ROAD ESTATE
COOGEE

