

Location plan

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 minimum of 1m for Lot 808.
2. **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
3. **Open Space**
 - a) A minimum of 40% open space shall be provided for lots 842 - 853.
 - 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 842 - 853.
4. **Sewer Easement**
 - a) Development within easement area subject to Water Corporation approval.
5. **Dwelling Design**
 - a) Dwellings on corner lots are to address the primary and secondary streets through use of materials and major openings.
6. **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.

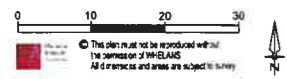
This Detailed Area Plan has been adopted by Council and signed by the Principal Planner.

DAP Ref No. DAP14/01

[Signature]
Principal Planner

25/2/14
Date

LEGEND			
	Mandatory location of garage		Building Envelope
	Indicative location of garage		Retaining Wall
	No Vehicular Access		Primary orientation of dwelling
	Sewer Easement		



LOTS 805 - 808, 812 - 820, 826 - 834 & 842 - 853
DETAILED AREA PLAN
OCEAN ROAD ESTATE
COOGEE

