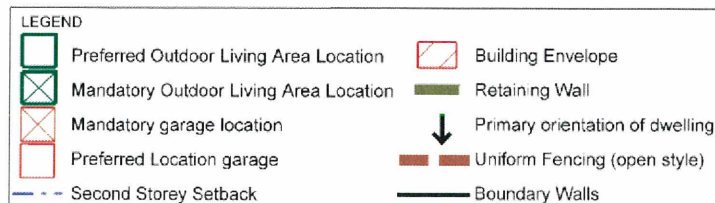


The provisions outlined in this Detailed Area Plan (DAP) constitute provisions and standards of development under the Residential Design Code (R-Code) 'Acceptable Development' and City of Cockburn Town Planning Scheme No 3 (TPS 3). Where there is a conflict between the R-Codes and/or TPS 3 with this 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) Boundary Walls are not permitted abutting the Public Open Space.
 - d) Primary street setback minimum 2m, maximum 4m (except for Lots 507 - 510).
 - e) Secondary street setback 1m.
 - f) Garage setback to laneway 0.5m.
 - g) Dwelling setback to laneway 1m.
 - h) Second storey minimum 1.8m setback regardless of wall length and height, subject to compliance with visual privacy provisions of R-Codes.
2. **Dwelling Design**
 - a) Dwellings on lots abutting the Public Open Space or Pedestrian Access Way (P.A.W.) shall address the Public Open Space or P.A.W. by providing at least one major opening from a habitable room with a view of the Public Open Space or P.A.W. through visually permeable uniform fencing.
 - b) Dwellings on corner lots are to address the primary and secondary streets through use of materials and major openings.
 - c) For Lots 672 - 683 garage access must be from the laneway.
 - d) Elevation adjoining to be from the laneway for Lots 673 - 683 and from street for lots 507 - 510 & 522 - 528.
 - e) Dwellings shall be mandatory two storey for Lots 522 - 528 and the upper storey shall contain at least one major opening to a habitable room facing the public open space.
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
 - c) Garages can have a nil setback on either side boundary for non-mandatory garages for east-west lots.
 - d) Garages minimum setback to laneway shall be 0.5m.
 - e) Front setback to garages shall be minimum of 4.5m.
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 R-Codes definition of 'visually permeable') above 1.2m.
5. **Outdoor Living Areas**
 - a) The location for outdoor living area shall be located as shown on the plan and shall overlook the Public Open Space or pedestrian accessway to provide passive surveillance opportunities.
 - b) The required Outdoor Living Area location on Lots 522 - 528 and 678 - 683 as shown on plan is mandatory.
 - c) It is a mandatory requirement that the location of Outdoor Living Area on Lot 507 - 510 abut the southern boundary of those lots
 - d) The required Outdoor Living Area location for Lots 672 - 677 shall be on the northern side of each dwelling.
6. **Open Space**
 - a) A balcony that is 10m² or greater can be included as open space
 - b) A minimum of 35% open space shall be provided for Lots 678-683.
 - c) Permanent roof cover is permitted to a maximum of two thirds of the outdoor living area.
 - d) No variations to outdoor living area size or dimension will be supported where open space is below 40%
 - e) A minimum of 40% open space shall be provided for all lots, except Lots 678 - 683.



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

DAP Ref No. 0AP13102

Principal Planner

Date _____



DETAILED AREA PLAN
LOTS 507-510, 522-528 & 672-683
OCEAN ROAD ESTATE
SPEARWOOD