

GENERAL PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes).

This Detailed Area Plan (DAP) prescribes required all permissible variations to the R-Codes.

Lot 194, 284 and 288 are identified as a Group Housing Site and will require an individual Development Application to progress the development of the lot. The Development Application shall include but not be limited to details of front setbacks, side setbacks and private open space requirements. Lots 284 and 288 to also include an individual bushfire assessment.

BUSHFIRE MANAGEMENT

Dwellings identified in the approved Fire Management Plan shall be constructed to the appropriate Bushfire Attack Level (BAL) rating in accordance with Australian Standard 3959, as shown in this DAP.

FRONT SETBACKS

All R30 lots may have a reduced primary street setback with a minimum of 3m.

All R40 lots may have a reduced primary setback with an average of 3m and a minimum of 2m.

For R40 lots (lots 201-210 inclusive) with frontages of 9-10m and a side boundary length of 27m, walls may be built on a zero lot boundary to both boundaries. The total maximum length of zero lot boundary walls acceptable will be 17.5m (as an aggregate, whether it is on one side or spread over both)

For R40 lots (lots 211-222 inclusive) with frontages of less than 9m, Boundary walls (Parapets) are permitted to both side boundaries, regardless of length and excluding prescribed front and rear setbacks, subject to:

- 1) compliance with height provisions of the R-codes;
- 2) each dwelling being designed to provide a high level of architectural detail, and variations in materials and/or colours, to the front elevation; and
- 3) structural engineering certification for buildings abutting or over retaining walls NB. This provision does not apply to secondary street boundaries.

For R40 lots (lots 195-200 inclusive) with frontages of 10m and a side boundary length of 30m, walls may be built on a zero lot boundary to both boundaries. The total maximum length of zero lot boundary walls acceptable will be 19m (as an aggregate, whether it is on one side or spread over both)







For R40 coded Lots 283, 285, 286, 287 walls may be built on a zero lot boundary to both boundaries, providing the aggregate maximum length of zero lot boundary walls does not exceed 14m, whether this is all on one side or partly both sides.

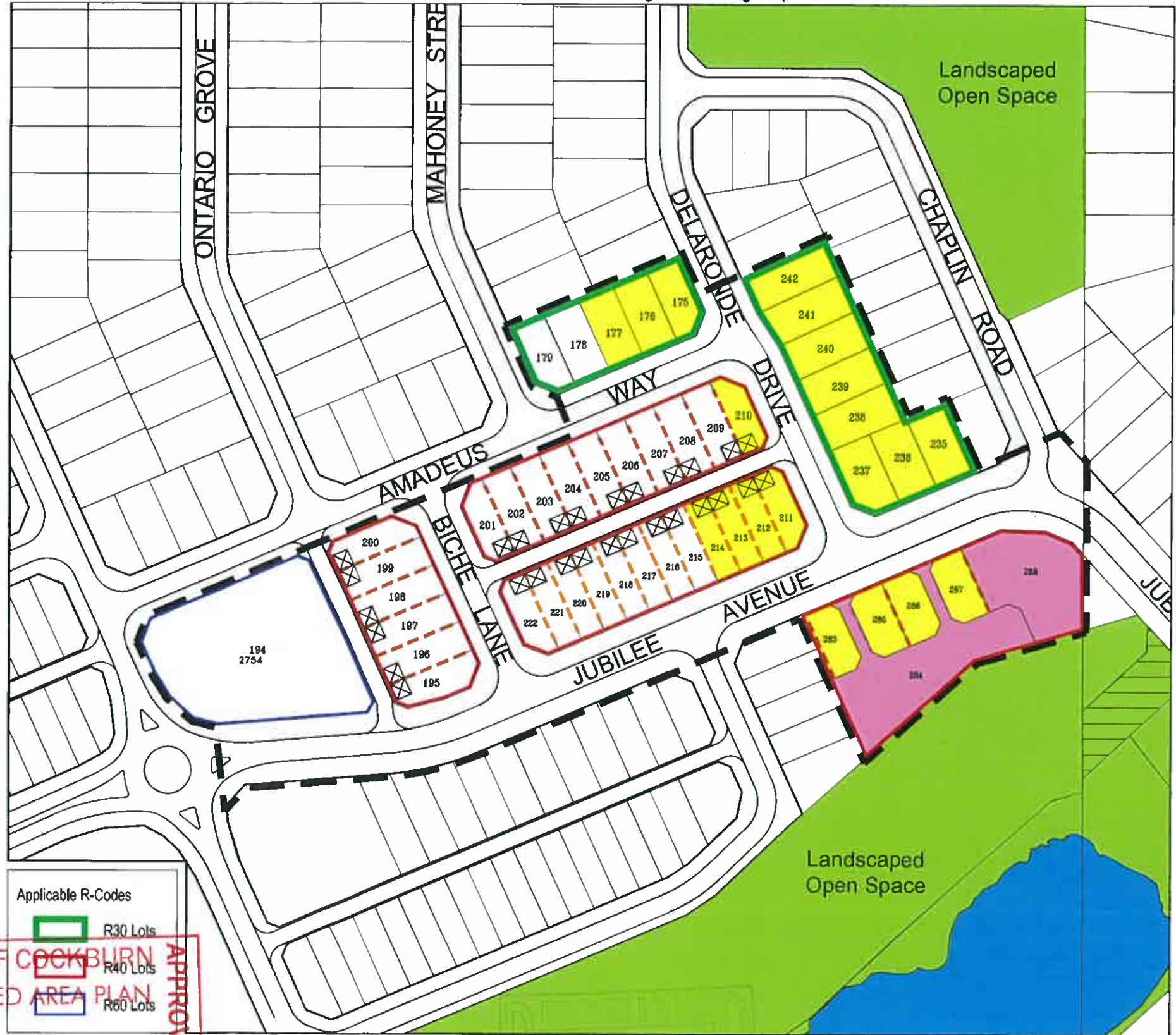
OPEN SPACE & SOLAR ORIENTATION

All lots subject to this DAP shall have a reduced open space requirement of 40%.




Lots 195 - 200 (inclusive) and Lots 211-222 (inclusive) shall locate their outdoor living areas to the most northeast or northwest area of the lot.

LEGEND

-  DAP Boundary
-  All buildings within this area are to be constructed to AS.3959-2009 : BAL 12.5
-  All buildings within this area are to be constructed to AS.3959-2009 : BAL 29
-  Side boundaries where zero building setbacks apply (lots of 9m frontage or less)
-  Side boundaries where zero building setbacks apply (lots of 9 to 10m frontage)
-  Prescribed garages location for R40 Lots



Applicable R-Codes

-  R30 Lots
-  R40 Lots
-  R60 Lots

APPROVED

CITY OF COCKBURN

DETAILED AREA PLAN

APPROVED

29 APR 2015

DAP NO. 15/14

FILE REF. 6018693

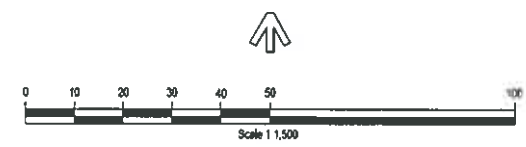
SIGNED. *[Signature]*

POSITION. A/C Stat. Plan

23 APR 2015

The Detailed Area Plan has been certified by the Council under Clause 6.2.15 of Town Planning Scheme No. 3:

Co-ordinator, Statutory Planning,
City of Cockburn *[Signature]*
Date: 29/4/15



Lakeside Success
Private Estate

DETAILED AREA PLAN - STAGE 5

John Chapman Town Planning Consultant

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22.04.2015
Landscape & Planning