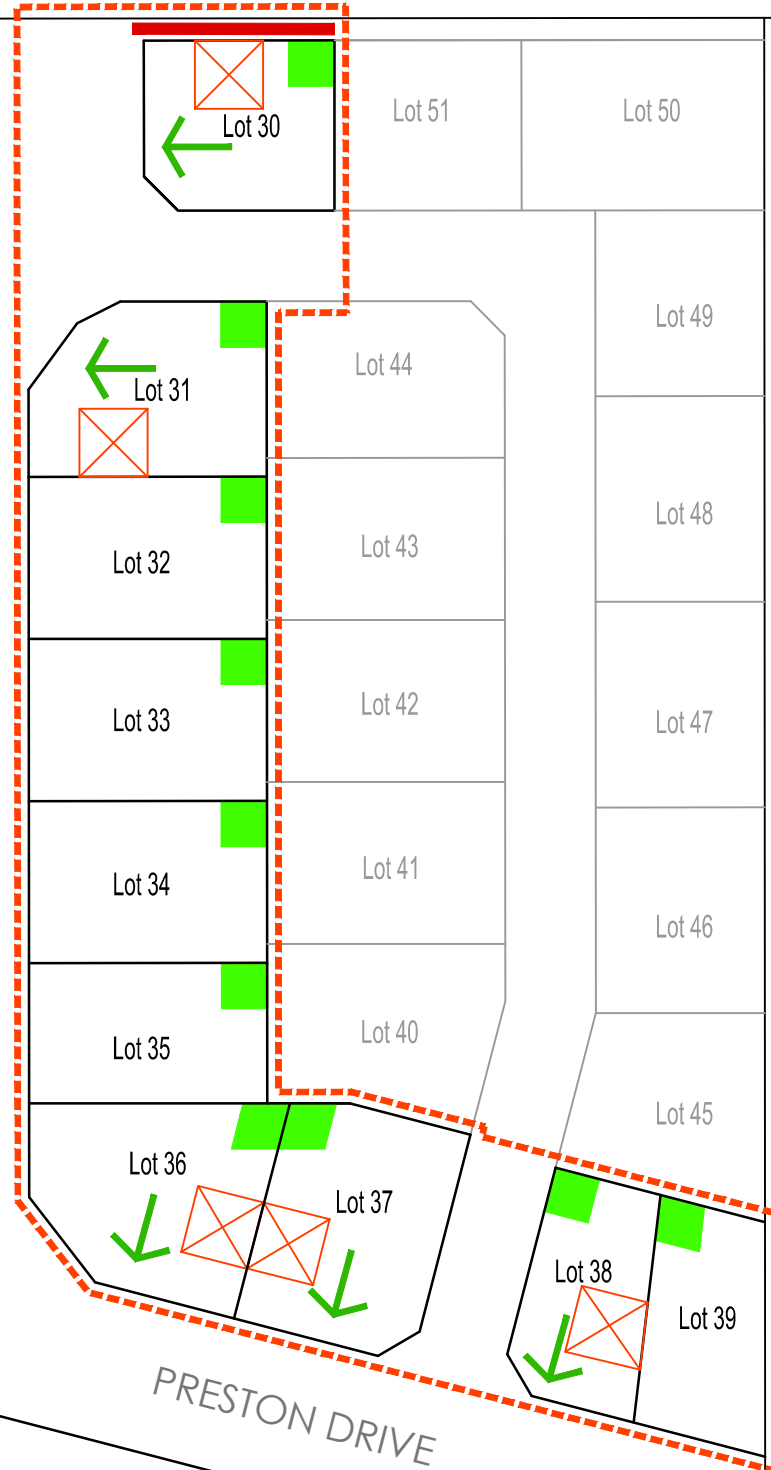


MAYOR ROAD

DUSKY COURT

PRESTON DRIVE



51

**Local Development Plan
Lot 50 Mayor Road, Munster**

The requirements of the Residential Design Codes (R-Codes), City of Cockburn Town Planning Scheme No. 3 and local planning policies apply unless otherwise provided for below.

Residential density codings for the subject lots are in accordance with the approved Structure Plan.

Dwelling Orientation

For those lots to which a requirement for "dwelling orientation to primary street" has been applied, dwellings thereon shall address those streets with major openings and main entry accessible via this frontage.

Street Setback

3.0 metre primary street setback (reduced by up to 50% provided that the area of any building, including a carport or garage, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and a line drawn parallel to it at twice the setback distance).

Lot 36: 1.0 metre secondary street setback.

Open Space

35% provided the outdoor living area required by the R-Codes is in the preferred location noted on the plan.

Fencing

Uniform fencing erected in association with the subdivision of the land is to be retained in-situ unless otherwise agreed or approved by the City of Cockburn via a Development and/or Building Permit Application.

Fire Management

Lots are subject to an approved Bushfire Management Plan (BMP) and have been assigned a bushfire attack level. Dwellings and incidental structures constructed on the lots shall be constructed in accordance with AS3959-2009 (or equivalent), and shall comply with any additional planning and built form controls as specified in the approved BMP, which is available from the City of Cockburn offices for viewing.

LOCAL DEVELOPMENT PLAN

Lot 50 Mayor Road, Munster
(Freehold Lots)

City of Cockburn



LEGEND

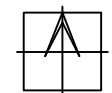
- AREA SUBJECT TO LOCAL DEVELOPMENT PLAN
- NO VEHICULAR ACCESS
- DWELLING ORIENTATION TO PRIMARY STREET
- PREFERRED GARAGE LOCATION
- PREFERRED OUTDOOR LIVING AREA LOCATION

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

Principal Planner

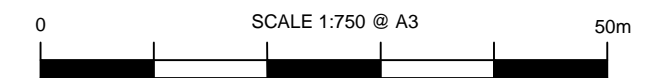
Date

CoC Reference



DWG REF MIN-1 005
REVISION A
YYMMDD 171220

ALL INFORMATION PRESENTED IS INDICATIVE ONLY AND SUBJECT TO APPROVAL AND SURVEY.



NOTE: DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY. THIS PLAN IS SUBJECT TO RELEVANT APPROVALS.



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