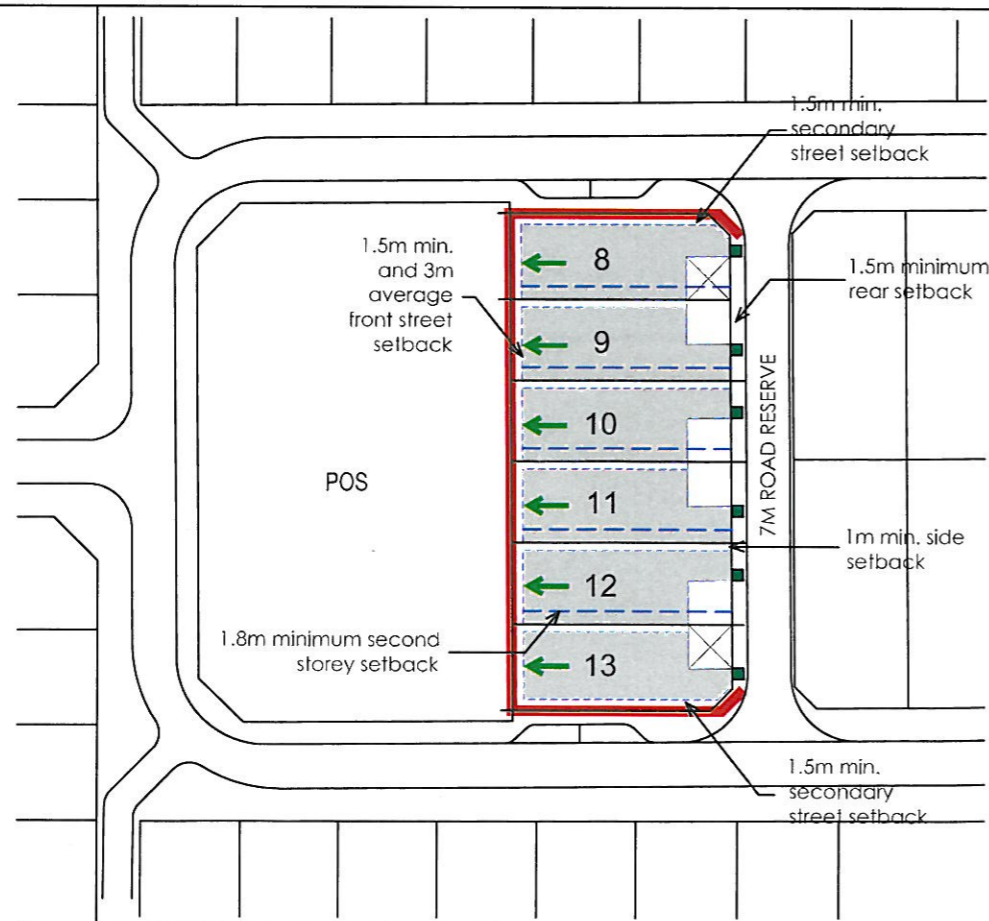
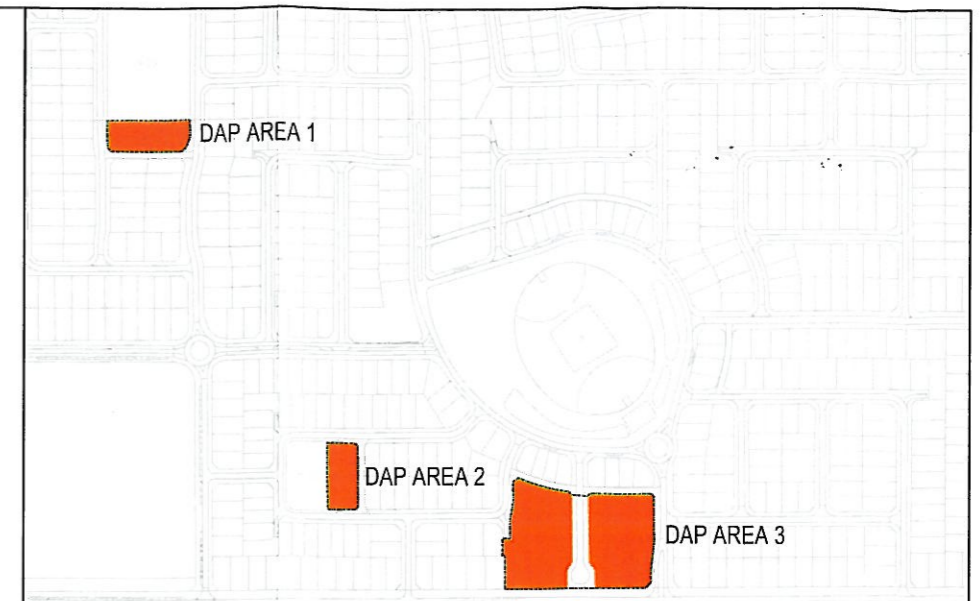


Area 1



Area 2




LOCATION PLAN (1:7500)

DETAILED AREA PLANS R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be constructed within the building envelopes. Town Planning Scheme No. 3, R-Codes and relevant City of Cockburn Policies are varied in the following manner:-

- The requirements of the R-Codes are varied as shown on the plan.
- The requirements of the R-Codes, Town Planning Scheme No. 3 and relevant City of Cockburn Policies shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Area Plan, is not required.
- The residential density coding for the subject lots within DAP Areas 1 & 2 is R40.
- The residential density coding for the subject lots within DAP Area 3 is a dual coding of R20/R40.
- The zero lot line requirement is mandatory for the main residence on all lots.
- A minimum total open space of 40% is applicable.
- Outdoor Living Areas are encouraged in the front setback area of all dwellings.
- Dwellings on Lots 1-13 must be orientated to address the POS with major openings from a habitable room (not including bedrooms) and the main entry accessible via this frontage. A balcony overlooking the POS is encouraged for any two storey dwelling.
- Building envelopes subject to constraints of retaining walls. Purchasee to consult their builder or structural engineer where necessary.
- Any fencing located between Lots 1-13 and the public open space must be visually permeable above 1.2 metres in height.
- Dwellings on Lots 1, 7, 8 + 13 must address the secondary street frontages with a suitable level of detail in the manner consistent with the primary street frontage for the first 4.5m behind the front truncation.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner.


5.11.2020
PS/A/001

Manager of Planning Services      Date      CoC Reference



Legend

-  Building Envelope
-  Preferred Garage Location
-  Designated Garage Location
-  Dwelling Orientation
-  1.5m x 1.5m service easement
-  1.8m Second Storey Setback
-  No Vehicular Access

Detailed Area Plan

Lot 9503 Gaebler Road, Hammond Park

City of Cockburn

DRAWING NUMBER DAP 01		REV B	1.5m x 1.5m service easement All areas and dimensions subject to local authority survey		 perth   sydney   melbourne Level 1   130 Royal Street East Perth Western Australia 6004 AUSTRALIA T: 61 8 9218 8703   F: 61 8 9218 8707 www.robertsday.com.au
ISSUE DESCRIPTION		101015 AD AD 100905 AD AD YYMMDD DRAWN APP/VD	SCALE 1:1000 SHEET 01		