

5 AUG 2015

**DETAILED AREA PLAN - R-CODE VARIATIONS**  
 All buildings (as defined in the R-Codes) are to be located within the building envelopes. Town Planning Scheme No.3, the R-Codes and relevant City of Cockburn policies are varied in the following manner:-

**General Provisions**

- The requirements of the R-Codes and Town Planning Scheme No.3 shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation of the R-Codes is not required where the design complies with this Detailed Area Plan.

**Setbacks**

- For Lot 359, a 3m minimum primary street setback is required with no average.
- For Lot 359, a 1.5m primary street setback to porch/veranda with no maximum length is permitted.
- For Lot 360, buildings and garages are to be setback outside the easement.
- For R30 lots, a minimum 1m side setback from the POS is required.
- For R40 lots, a 1m secondary street setback is permitted.
- For R40 lots, boundary walls may be built up to both side lot boundaries with no maximum length on one boundary and 2/3 maximum length on the other boundary for a wall height 3.5m or less.
- For all lots, a minimum side boundary setback of 1.2m for a wall height 3.5m or less with major openings and 1m for a wall height 3.5 or less without major openings is permitted.
- Building envelopes are subject of constraints of retaining walls. Purchasee to consult their builder or structural engineer where necessary.

**Fencing**

- For R30 lots, front fences within the primary street setback area are permitted to a maximum total height of 900mm above natural ground level, measured from the primary street side of the front fence.
- Any fencing located between Lots 350, 359, 360, 369 and the Public Open Space areas must be visually permeable above 1.2m in height.

**Garages**

- For Lot 359, garages are to be setback minimum 4m from the primary street and 1m behind the dwelling alignment where the minimum 3m primary street setback is achieved.
- Garage locations are subject to constraints of service easements. Purchasee to consult their builder where necessary.

**Open Space and Outdoor Living**

- For all lots, an outdoor living area of 10% of the site area or 20m<sup>2</sup>, whichever is greater, is permitted directly accessible from a habitable room and behind the street setback line.
- At least 70% of all outdoor living areas must be uncovered with minimum length or width dimension of 3m.
- Outdoor Living Areas are encouraged in the rear setback area of all dwellings, on the northern side of each dwelling.
- No other R-Codes site cover standards apply to lots subject to this DAP.

**Overshadowing**

- For all lots, there is no maximum overshadowing for a wall height 3.5m or less.
- For all lots, there is no maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast may not exceed 35%.

**Vehicular Access**

- No vehicular access is permitted across property boundaries in locations depicted on this DAP.

**Dwelling Orientation**

- All dwellings must be orientated to address both the street and the POS via major openings.
- The main entry to R30 dwellings is to be accessible via frontage to Velaluka Drive and Templetonia Rise respectively.
- The main entry to R40 dwellings is to be accessible via frontage to the common property. A balcony overlooking the POS is encouraged for any two storey dwellings.

**Privacy**

- For all lots, privacy provisions are to be in accordance with clause 5.4.1 C1.1 of the R-Codes except the setback distance is permitted at 3m to bedrooms and studies, 4.5m to major openings to habitable rooms and 6m to unenclosed outdoor active habitable spaces.

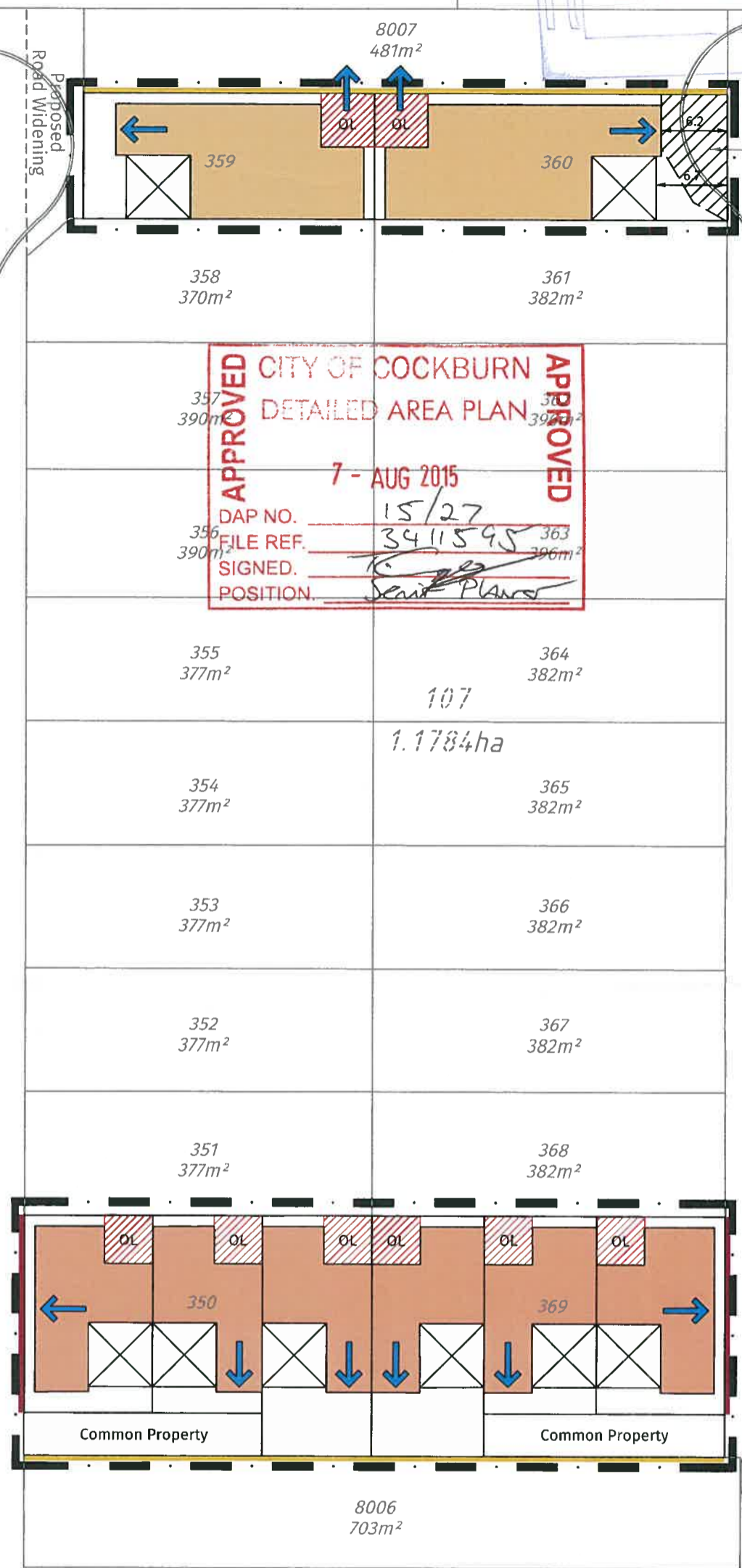
VELALUKA DRIVE

DRIVE

Easement for future cul-de-sac

Proposed 15m Wide Road Reserve

TEMPLETONIA RISE



**APPROVED** CITY OF COCKBURN **APPROVED**  
 DETAILED AREA PLAN  
 7 - AUG 2015  
 DAP NO. 15/27  
 FILE REF. 3411595  
 SIGNED. [Signature]  
 POSITION. [Signature]

Endorsed by:  
  
 Manager, Statutory Planning  
 City of Cockburn  
 Date: 7/8/15  
 DAP Ref: 15/27

**LEGEND**

- Application Area (dashed line)
- R30 Building Envelope (tan)
- R40 Building Envelope (orange)
- Preferred Garage Location (X)
- No Vehicular Access (red line)
- Orientation of Development. Habitable rooms with major openings overlooking POS and street frontages. (blue arrow)
- Preferred Outdoor Living Area location (hatched box)
- Uniform Fencing (yellow line)
- Minimum setback distance (X)

HOBSONS AVENUE

**DETAILED AREA PLAN**  
 Lot 107 on P 3563  
 Hobsons Avenue, MUNSTER

**Harley Dykstra**  
 PLANNING & SURVEY SOLUTIONS

**DRAWN** BdR 13-07-15  
**CHECKED** TvdL 13-07-15  
**DRAWING No** 20038-DAP-F1-150713-D.dgn  
 SCALE AT A3 1 : 500  
 ALL DISTANCES ARE IN METRES

**Figure 1**

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**NOTE:**  
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.