



LOCATION PLAN SUBJECT LOTS



MAYOR ROAD

LOTS 50 and 802 MAYOR ROAD, MUNSTER

The subject land is coded R30. The requirements of the Residential Design Codes (R-Codes) and/or the provisions of the City of Cockburn's Town Planning Scheme No.3/Local Planning Policies apply unless otherwise provided for below.

STREET SETBACK

- Lots 1-7. 3.0m front setback (no averaging permitted).
- Lots 8-29. 3.0m front 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 between the setback line and line drawn parallel to it at twice the setback distance).
- Lots 7, 20 and 23. 1.0m secondary street setback.

WALL BUILT UP TO LOT BOUNDARY

- Lots 2-6, 8-12, 15-19, 21, 22, 24-28. Walls not higher than 3.5m (no average applicable) for two two-thirds the length of the balance of the lot boundary behind the front setback split between more than one (1) boundary.

OPEN SPACE

- 35% provided the Outdoor Living Area required by the Codes (24m²) is in the preferred location highlighted on the accompanying plan.

SECONDARY STREET FENCING

- Fencing on a secondary street shall be visually permeable above 1.2m of natural ground level for a distance of 3.0m beyond the corner truncation.
- 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.

OUTDOOR LIVING AREAS

- Outdoor living areas can be partially or entirely within the front setback area (as acceptable alternative preferred outdoor living area location highlighted in the accompanying plan).

FIRE MANAGEMENT

Lots 1-29. Individual lot owners are to have a Bushfire Attack Level assessment carried out prior to building permit approval as separation distances may increase and BAL ratings reduce due to individual dwelling setbacks. Lots 1-29 are designated bushfire prone areas for the purpose of implementing AS3959 under the National Construction Code.

- LEGEND**
- Lots 1-7. 3.0m front setback (no averaging permitted).
 - .-.- Lots 7, 20 and 23. 1.0m secondary street setback.
 - ~ Secondary street fencing.
 - Green Preferred Outdoor Living Area location.
 - Grey Designated garage location.
 - Blue Preferred garage location.
 - Red Alternate garage location.
 - Retaining



APPROVED
 This Detailed Area Plan has been approved by Council and/or signed by the Principal Planner.
 Principal Planner: *[Signature]*
 Date: 5/05/2015