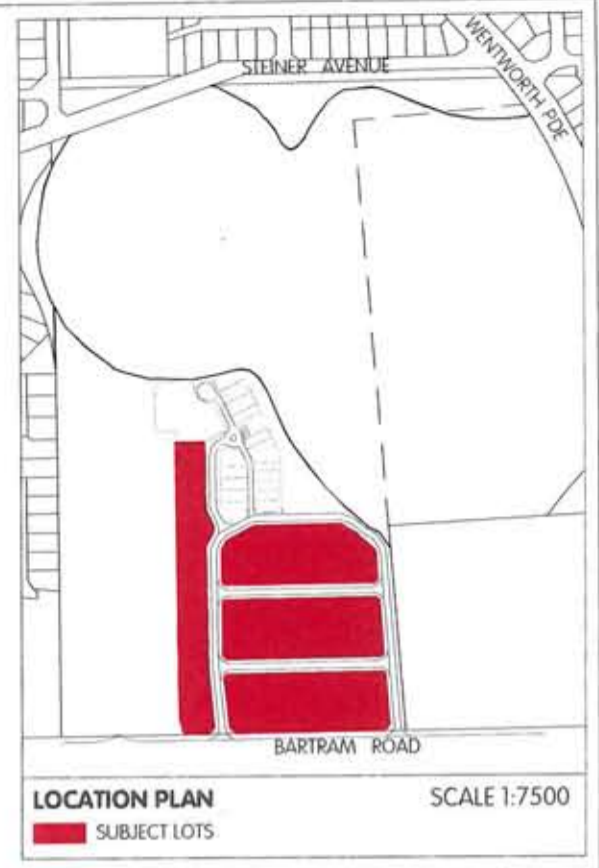


**APPROVED CITY OF COCKBURN  
DETAILED AREA PLAN**

26 FEB 2015

DAP NO. 15/04  
 FILE REF. G000242  
 SIGNED. *[Signature]*  
 POSITION. A/C Stat. Plan



- LEGEND**
- Subject Site
  - Lot Boundary
  - Road Carriageway
  - ⊠ Mandatory Garage Location Subject to Point 2
  - ← Building Orientation
  - Corner Lot Retaining Wall
  - Developer Fencing
- RESIDENTIAL DENSITY CODE**
- R 20
  - R 30
- BUSHFIRE ATTACK LEVEL**
- + BAL 19
  - \* BAL 12.5

**DETAILED AREA PLAN - WENTWORTH WEST**

This Detailed Area Plan is made pursuant to Clause 6.1.15 of the City of Cockburn Town Planning Scheme No. 3 and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), Town Planning Scheme No. 3 and Local Planning Policies as shown on the plan and written below. The requirements of the R-Code and the Policies shall be satisfied in all other matters.

This Detailed Area Plan applies to Lots 1 - 82.

**R-Code Variations:**

1. The requirements of the R-Codes are varied as shown in Table 1 below:

R-Code	Minimum Open Space	Minimum Front Setback	Maximum Front Setback
R20	45%	4m	6m
R30	40%	3m	6m

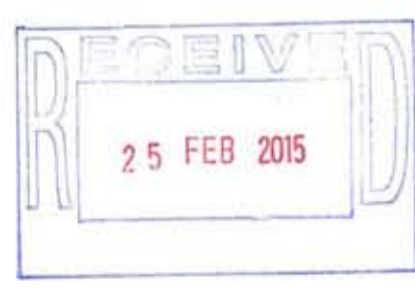
2. Garages are to be set back a minimum of 0.5m behind the front building line.

**Fire Management:**

3. Dwellings constructed on lots identified in the approved Fire Management Plan as being at risk of bushfire attack shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959 (AS 3959).
4. This DAP shall be read in conjunction with the approved Fire Management Plan.

**Miscellaneous:**

5. Side boundary fencing along Bartram Road for Lots 7, 22 and 64 is required to be installed by the developer and is not to be altered by land owners.
6. Minor variations to the R-Codes, City's Local Policies and this Detailed Area Plan will require planning approval by the City however consultation with adjoining landowners is not required.



DETAILED AREA PLAN  
**Lot 9014 Bartram Road and Lot 9015 Wentworth Parade, Success**  
 City of Cockburn

H	ADDING ROAD NAMES	RF	AM
G	MODS TO BAL RATINGS	150220	RF AM
F	MODS TO TEXT	150209	RF AM
E	MODS TO TEXT	150205	RF AM
REV	DESCRIPTION	YYMMDD	DRAWN APPRD

REF NO. **RIC WEN**    DRAW NO. **RD1 400**    REV. **H**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY