

LOT 3 SCIANO AVENUE, SUCCESS

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

- 2.0m minimum, no average.
- 1.5m to porch/veranda, no maximum length.
- 1.0m minimum to secondary street.

FRONT FENCES

- Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

LOT BOUNDARY SETBACKS

Boundary setbacks

- 1.2m for wall height 3.5m or less with major openings.
- 1.0m for wall height 3.5 or less without major openings.

Boundary walls

- To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.

OPEN SPACE

- An outdoor living area (OLA) with an area of 10% of the lot size directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas.
- The OLA has a minimum 3.0m length or width dimension.
- No other R-Codes site cover standards apply.

GARAGE SETBACK AND WIDTH AND VEHICULAR ACCESS

- 4.5m garage setback from the primary street and 1.5m from a secondary street.
- The garage setback from the primary street may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
- For lots with street frontages less than 12.0m, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject to:
 - garage setback a minimum of 0.5m behind the building alignment;
 - a major opening to a habitable room directly facing the primary street;
 - an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - no vehicular crossover wider than 4.5m where it meets the street.

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- a major opening to a habitable room directly facing the primary street;
- an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
- no vehicular crossover wider than 4.5m where it meets the street.

Advice Note

Vehicular crossovers and driveways should be located to avoid conflict with services.

OVERSHADOWING

- No maximum overshadowing for wall height 3.5m or less.
- 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 does not exceed 35%.

PRIVACY

- R-Codes clause 5.4.1 C1.1 applies, however the setback distance is 3.0m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6.0m to unenclosed outdoor active habitable spaces.



LOCATION PLAN SUBJECT AREA



sciano heights
SUCCESS

LEGEND

- Lots subject to Detailed Area Plan
- ▭ Lots affected by Bushfire Management Plan and any subsequent Bushfire Attack Level assessments.
- Preferred garage location.
- - - Retaining
- - - Footpath (indicative only)

👤 Jarrod Mason

✉ jarrod@jardimproperty.com.au

☎ 0433 149 478

🌐 www.scianoheightssuccess.com.au

📞 6498 0498

📍 32 Sciano Avenue, Success, WA 6164

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

DETAILED AREA PLAN

Lot 3 Sciano Avenue, Success
City of Cockburn

Another Development by
JARDIM

PLAN: JAR-1 010D
DATE: 150922
PROJECT: LOT 3 SCIANO AVE
DESIGNED: AM

SCALE: 1:1250 @A3

