



## The Design Essentials

### Site Levels

- +25.0** • Australian Height Datum (AHD) point denotes the maximum natural ground level (ngl) within the specified height zone.

### Building Setbacks

#### Dwelling Setbacks:

- Minimum 3.0 metres and maximum 5.0 metres.

#### Garage Setbacks:

- Minimum 1.0 metre.

### Building Height

#### Dwelling Height Zone:

- Refer to Town of Cottesloe Town Planning Scheme.

#### Garage Height Zone:

- Maximum roof height (to the crown) of 5.0 metres.

Note: All building heights are to be measured from the relevant AHD point.

### Garage and Access

- Designated garage location.
- Preferred garage location.

### Site Coverage

- Maximum 65%.

### Front Fencing

- Any front fencing shall not be greater than 1.2 metres above the specified datum point, and must be 50% visually and physically permeable.

- Where privacy to a courtyard or screening of a clothes drying area is required, solid fencing to a maximum of 1.8 metres in height above the specified AHD point is permitted, provided it is behind the front setback.

Note: Provisions of the Residential Design Codes and Town of Cottesloe Town Planning Scheme apply except for the variations shown on this Local Development Plan. This Local Development Plan has been adopted by Council as a Local Planning Policy at its Ordinary Council Meeting on \_\_\_\_\_

### Indicative Cross Section



Local Development Plan

Former Cottesloe Works Depot  
2B (Lot 34) Nailsworth Street, Cottesloe

**DRAFT**



Project Manager: AH Date: 6th June 2013  
Drawn: OP Scale: 1:500 @ A3  
Checked: AR Drawing No: 713-196 CP01A



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