

**DETAILED AREA PLAN RESIDENTIAL DESIGN CODE VARIATIONS**

**R-CODING**

1. The Residential Design Code applying to these lots is R10.

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

- The Town Planning Scheme No.2 and Residential Design Codes are varied as described in clauses 4 - 6 below.
- The requirements of the Town Planning Scheme No.2 and Residential Design Codes shall be satisfied in all other matters.
- Consultation with adjoining landowners to achieve a variation to the Residential Design Codes, where provided for by the Detailed Area Plan, is not required.

**DESIGN ELEMENTS**

- All dwellings must be constructed within the nominated building envelopes.
- A site-specific Acoustic Report prepared by a suitably qualified Acoustic Consultant is to be provided to certify that the design of each dwelling complies with the "Quiet House Design" provisions under the Western Australian Planning Commission Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

**SETBACKS**

- Setbacks for development shall be in accordance with the following: (all other setbacks shall be in accordance with Residential Design Codes):  
  
Minimum 3.0m dwelling setback to Public Open Space (POS). A maximum of 4.0m applies to encourage the creation of a courtyard adjacent to POS.

**MISCELLANEOUS**

- Uniform fencing on boundaries cannot be modified with the exception of a maintenance and repair, using materials that are substantially identical with those used in the original construction.
- Patios, verandahs, swimming pools and the like are permitted within the Public Open Space setback with a 1m minimum setback. Sheds and garages are not permitted within the Public Open Space setback area.
- Dwellings must have at least one habitable room window facing the Public Open Space.
- Development of outbuildings fronting the Public Open Space shall be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view with vegetation and the like to the Public Open Space, to the satisfaction of the City.

**LOCATION PLAN**



**LEGEND**

- BUILDING ENVELOPE
- VISUALLY PERMEABLE FENCING BY DEVELOPER (NO VEHICULAR ACCESS)
- SOUND ATTENUATION BUND/WALL (NO VEHICULAR ACCESS) TO BE PROVIDED BY DEVELOPER

**ENDORSEMENT TABLE**

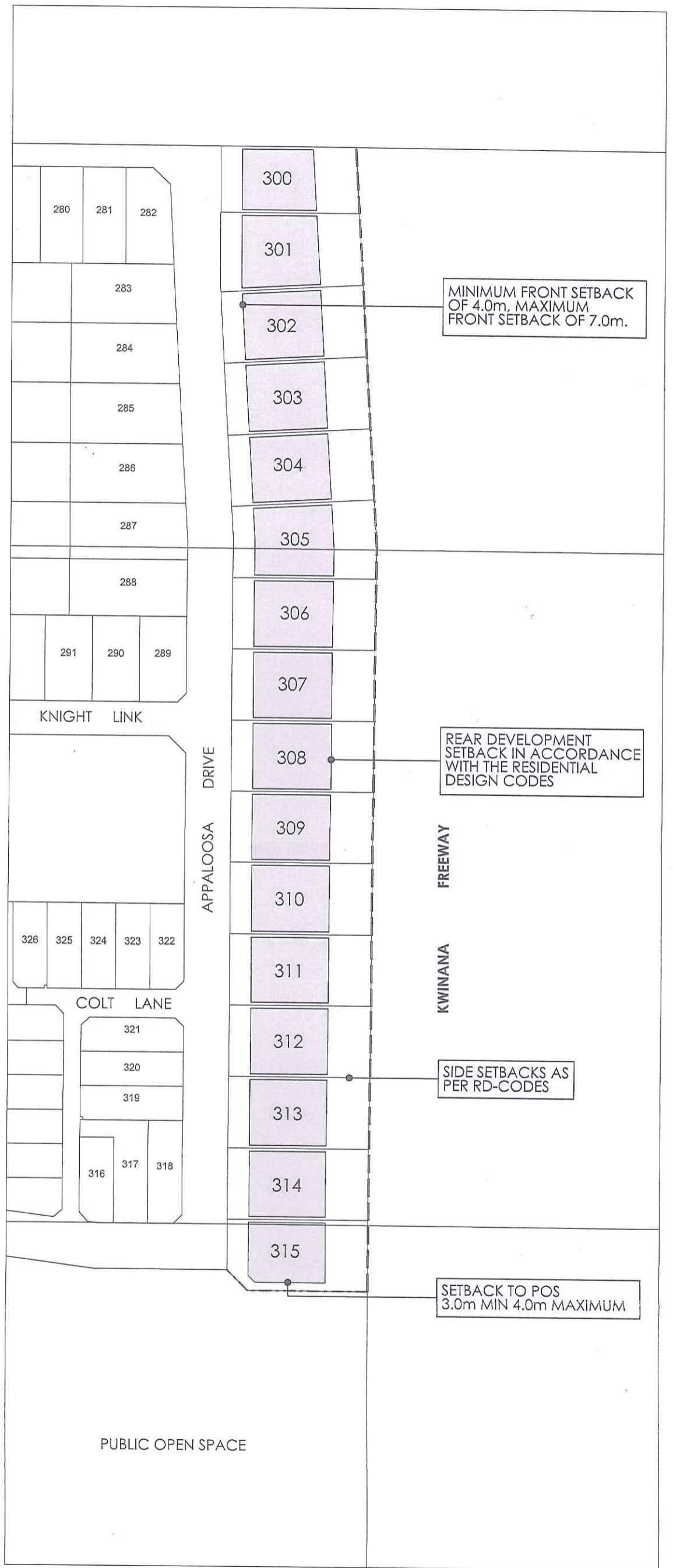
THIS DETAILED AREA PLAN HAS BEEN ADOPTED BY COUNCIL AND SIGNED BY THE MANAGER, STATUTORY PLANNING

MANAGER, STATUTORY PLANNING

DATE \_\_\_\_\_

C. DEEGAN  
BUILDING SERVICES  
20/10/10

J. M. ...  
20/10/10



**Detailed Area Plan**  
LOTS 300-315 APPALOOSA DRIVE  
A ROCKINGHAM PARK PROJECT

plan: 03/108/021D	designed: PF	scale: 1:1500@A3
date: 19/10/2010	checked: BDM	0 15 30m
project: PCG 94	drawn: NM	

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