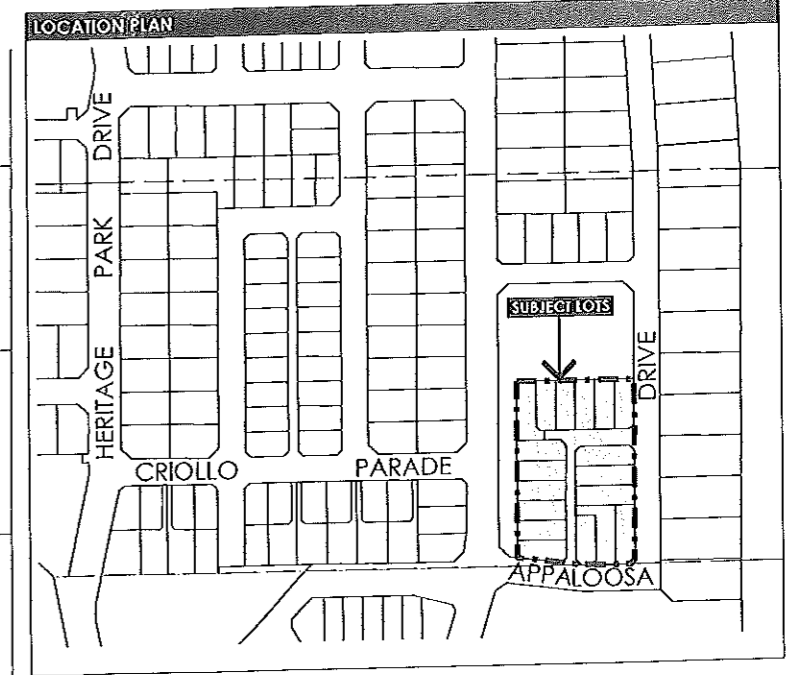
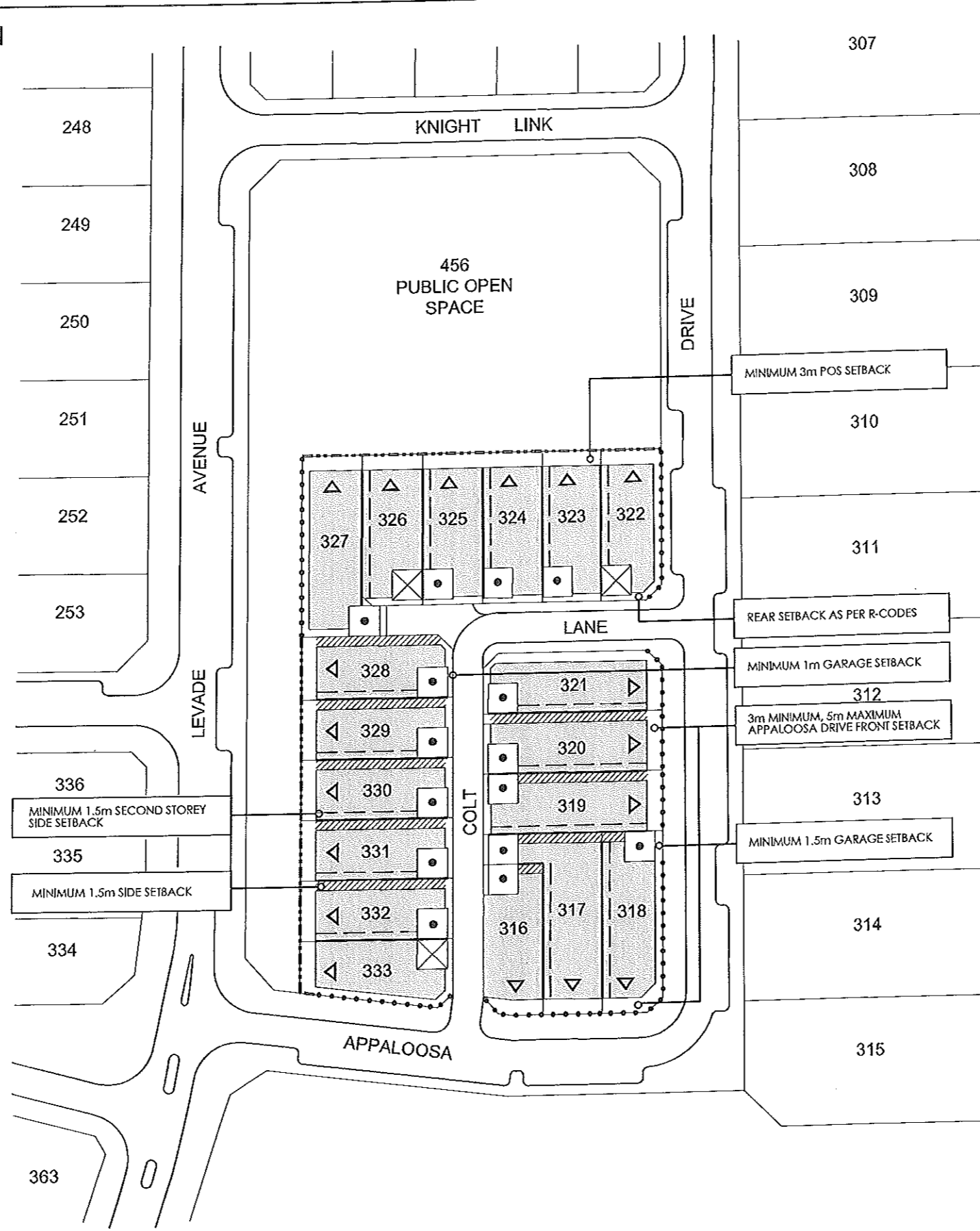


**DETAILED AREA PLAN R-CODE VARIATIONS**

- R-CODING**  
 1. The Residential Design Code applying to these lots is R30.
- SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**  
 2. The provisions of Town Planning Scheme No.2 and the Residential Design Codes (R-Codes) are varied as described in clauses 5 - 7 below.  
 3. The requirements of Town Planning Scheme No.2 and the R-Codes shall be satisfied in all other matters.  
 4. Consultation with adjoining landowners to achieve a variation to the R-Codes, where provided for by the Detailed Area Plan, is not required.
- DESIGN ELEMENTS**  
 5. The following requirements apply to the development of lots affected by the Detailed Area Plan (DAP):
- a) All dwellings and ancillary development must be located within the building envelope as depicted on the DAP.
  - b) The dwelling must address the Primary Street through design, materials and major openings.
  - c) A five percent (5%) variation to the minimum open space requirements (in addition to that described in the open space definition of the R-Codes) is permitted.
- SETBACKS**  
 6. Setbacks for development shall be in accordance with the following:  
 (all other setbacks shall be in accordance with the R-Codes):
- a) A 1.5m minimum solar setback applies where indicated on the DAP. The City will only consider development within the solar setback where the principles and benefits of solar access to the dwelling are maintained.
  - b) A nil ground floor setback is permissible where indicated on the DAP where walls are not higher than 3.5m with an average of 3.0m for two-thirds the length of the boundary behind the front setback.
  - c) The second storey of a dwelling must be setback a minimum of 1.5m from the side boundary where indicated on the DAP unless the R-Codes specify a greater setback.
  - d) Minimum 3.0m dwelling setback to Public Open Space (POS).
  - e) With exception to Lots 322, 333 and the eastern boundary of Lot 318 minimum 3.0m dwelling setback to Appaloosa Drive. Maximum setback is 5.0m.
- GARAGES**  
 7. Garages shall be located generally as depicted on the DAP. With the exception of Lot 318, garages shall have a 1m laneway setback with no protrusion of eaves within the setback. The garage of Lot 318 shall be setback a minimum of 1.5m from Appaloosa Drive. An alternative garage location to the preferred location shown on the DAP may be approved by the Manager, Building Services subject to the design meeting solar orientation principles, streetscape objectives and other statutory requirements.



**ENDORSEMENT TABLE**

This Detailed Area Plan has been adopted by Council and signed by the Manager, Statutory Planning

Manager, Statutory Planning *[Signature]*  
 Date 31/5/2011

*[Signature]*  
 BUILDING SERVICES 24 05 11

**Detailed Area Plan - Lots 316-333 Colt Lane**  
 HERITAGE PARK STAGE 4  
 A ROCKINGHAM PARK PTY LTD PROJECT

**LEGEND**

- Building Envelope
- Preferred Garage Location
- Designated Garage Location
- Designated Nil Setback
- Minimum 1.5m Solar Setback
- 1.5m Second Storey Setback
- Vehicular Access Prohibited
- Visually Permeable Fencing by Developer (no vehicular access)
- Primary Dwelling Orientation

03/10/2010/DIRC  
 04/05/2011  
 PLANNER  
 1:1000 S3  
 0 10 20m  
 Taylor Burrell Barnett Town Planning & Design  
 187 Roberts Road Subiaco Western Australia 6008  
 ph: (08) 9382 2111 f: (08) 9382 4558  
 www.tbndesign.com.au