

**DETAILED AREA PLAN R-CODE VARIATIONS**

**R-CODING**  
 1. The Residential Design Code applying to these lots is R50.

**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 bulking envelope as depicted on the DAP.
- b) At least one major opening to an indoor living area is to be installed on the northern elevation of a dwelling in order to maximise solar orientation, and all north facing walls containing windows or doors shall incorporate eaves of a minimum overhang of 450mm to provide passive shade during the summer.
- c) The dwelling must address the Primary Street, where applicable through design, materials and major openings.
- d) 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.
- e) Dwellings on lots abutting Public Open Space and/or Breton Bend shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major openings to a habitable room and in the case of Lot 345 only, an outdoor living area facing the public open space.
- f) A 4m<sup>2</sup> store is to be integrated within the design of the dwelling to eliminate the need for sheds and outbuildings. The store shall be accessed directly from the garage or an external opening to the dwelling.

**SETBACKS**  
 6. Setbacks for development shall be in accordance with the following: (all other setbacks shall be in accordance with the R-Codes):

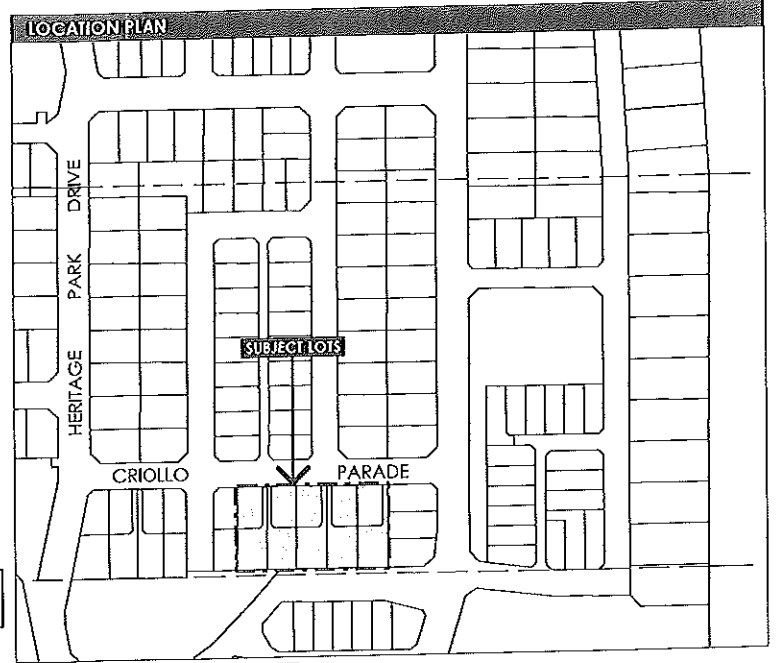
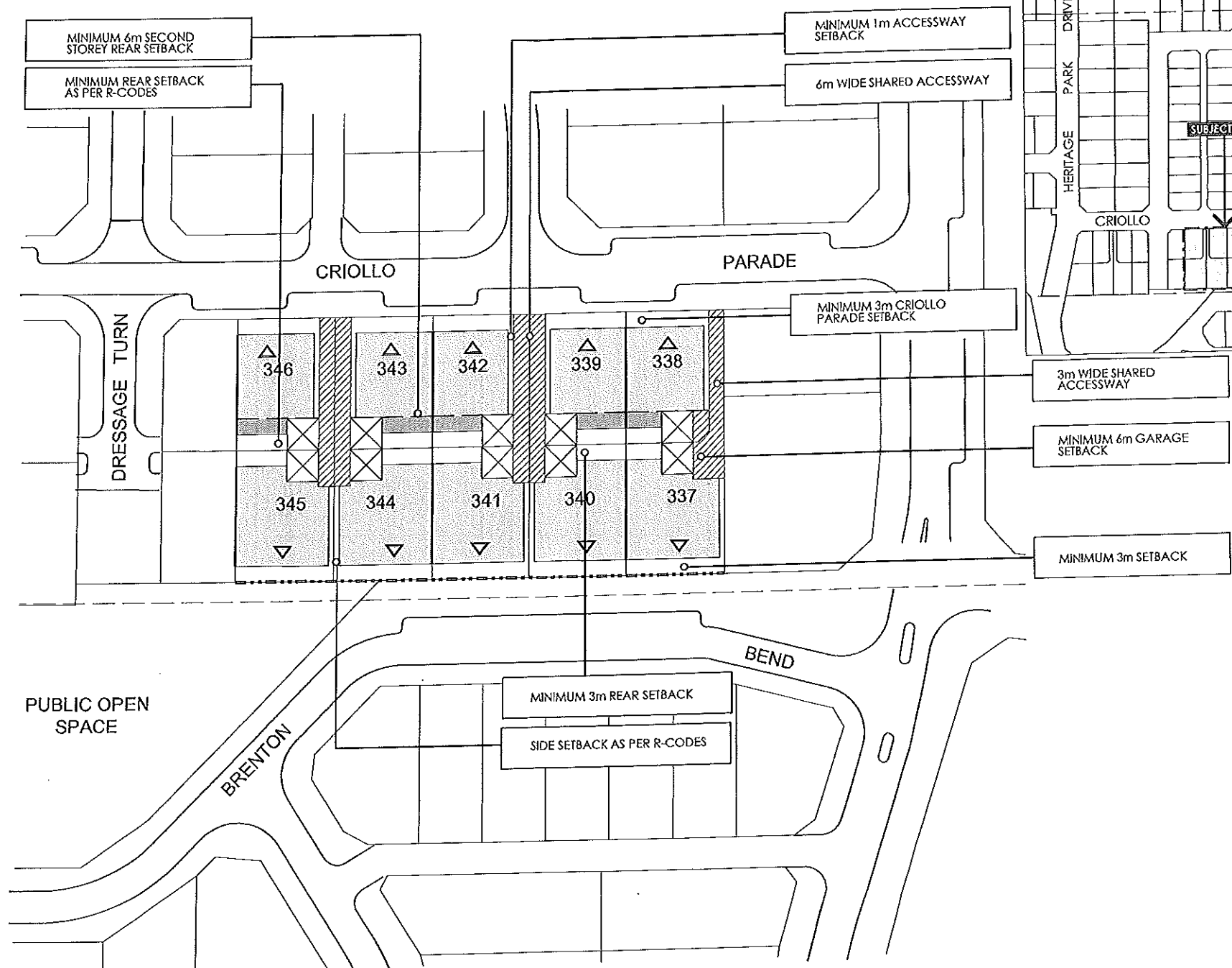
- a) Setback from Criollo Parade: Minimum 3.0m setback.
- b) Side boundary setback:
  - A ground floor setback is permissible where indicated on the DAP where walls are not higher than 3.5m with an average of 3.0m, for two thirds the length of the boundary behind the front setback.
  - A minimum of 1.0m for dwellings on Lots 338, 339, 342, 343 and 346 (where butting the access way).
- c) Rear setback for Lots 338, 339, 342, 343 and 346 as per the R-Codes for ground floor and a 6.0m minimum second storey setback.
- d) Rear setback for Lots 337, 340, 341, 344 and 345: Minimum 3.0m setback.
- e) Incursions into the rear setback for the purposes of open-sided ancillary development may be approved by the Manager, Building Services subject to the design meeting solar orientation and statutory requirements.
- f) Minimum setback of 3.0m to Public Open Space and/or Breton Bend.

**GARAGES**  
 7. Where indicated on the DAP as a "designated garage location", a minor adjustment to the garage location shown on the DAP may be approved by the Manager, Building Services subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.

**ENDORSEMENT TABLE**

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

Manager, Statutory Planning \_\_\_\_\_  
 Date 31/5/2011  
 C. REGGIO  
 BUILDING SERVICES 2A-05-11



**LEGEND**

- [Hatched Box] Building Envelope (Second Storey)
- [Solid Box] Building Envelope (Ground Floor)
- [Box with X] Designated Garage Location
- [Line with Dash] Designated (non compulsory) Nil Setback
- [Hatched Line] Access Way
- [Dashed Line] 6.0m Minimum Setback for Upper Storey from Rear Boundary
- [Dotted Line] Visually Permeable Fencing by Developer (no vehicle access)
- [Triangle] Primary Dwelling Orientation

**Detailed Area Plan - Lots 337-346 Criollo Parade**  
 HERITAGE PARK STAGE 4  
 A ROCKINGHAM PARK PTY LTD PROJECT

Date: 03/05/2011  
 Scale: 1:1000 S43  
 Designer: DR  
 Checker: PLANNER  
 Approver: TB  
 Project: FCG 94  
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