## 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) 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 Breton Bend, 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.

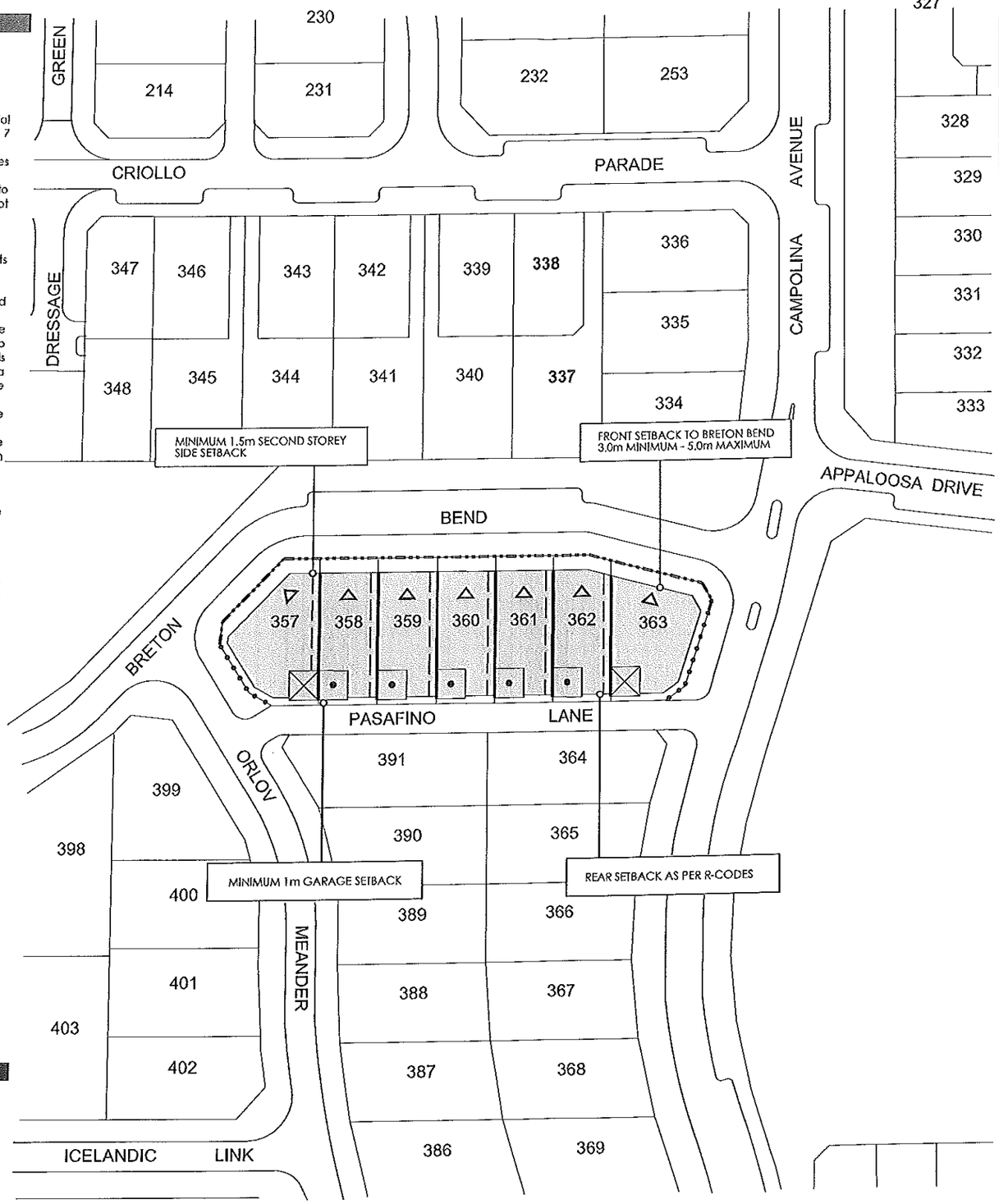
**SETBACKS**

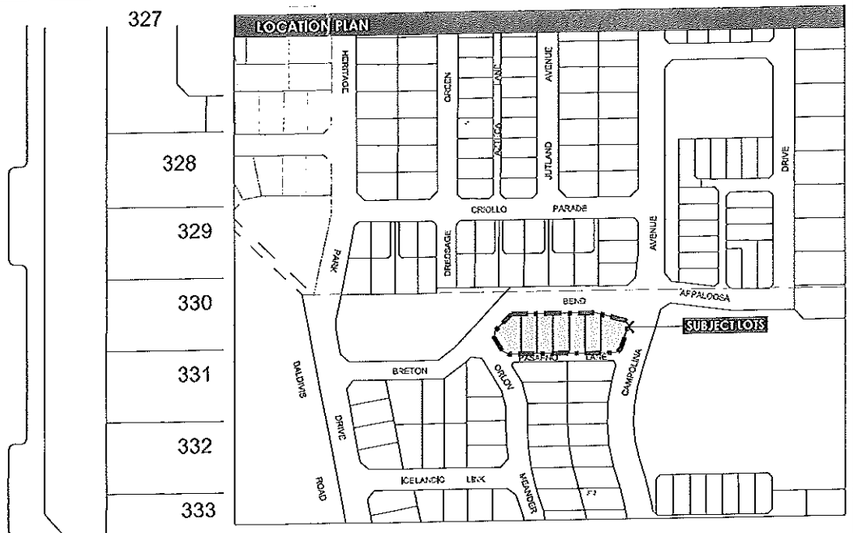
6. Setbacks for development shall be in accordance with the following:
   (all other setbacks shall be in accordance with the R-Codes):

   a) Setback from Breton Bend: Minimum 3.0m, Maximum 5.0m.
   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 eastern side boundary where indicated on the DAP unless the R-Codes specify a greater setback.

**GARAGES**

7. Garages shall be located generally as depicted on the DAP with a 1m laneway setback with no protrusion of eaves within the setback. 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 _____

Date 31/5/2011

C. LEGUERE
BUILDING SERVICES 24.05.11

## LEGEND

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

# Detailed Area Plan - Lots 357-363 Pasafino Lane

HERITAGE PARK STAGE 5

A ROCKINGHAM PARK PTY LTD PROJECT

TAYLOR BURRELL BARNETT

| | |
|---|---|
| plan: 037108/025A | designed: DR |
| date: 05/05/2011 | checked: PLANNER |
| projection: PCG 94 | drawn: TB |

scale: 1:1000@A3 (0 10 20m)

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