

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

1. The R30 density code applies to all lots contained within this Detailed Area Plan (DAP).

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2. The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other land owners to achieve a variation to the R-Codes, as provided for by the DAP is not required.

DESIGN ELEMENTS

5. The following requirements apply to the development of lots affected by this DAP:
 - a) All dwellings and ancillary development must be located within the Building Envelope as depicted on the DAP.
 - b) Dwellings on Lots 376-379 must address Furioso Green, and Lots 418-422 must address Icelandic Meander, through design, materials and major openings.
 - c) At least one major opening to an indoor living area is to be installed on the northern elevation of the dwelling in order to maximise solar orientation, and all north facing walls containing windows or doors shall incorporate eaves with a 450mm minimum overhang to provide passive shading to the openings during summer.
 - 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) shall be 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) Minimum front setback of 3.0m, maximum front setback of 5.0m. The Manager of Building Services and the Manager, Statutory Planning may approve variations to the maximum setback where the streetscape objectives and other statutory requirements are met.
 - b) 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.
 - c) 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 the length of the boundary behind the front setback.
 - d) 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.
 - e) All dwellings shall be setback a minimum of 1.0m from the rear laneway, with eaves permitted to overhang up to 0.5m into the minimum setback.
7. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with the setback requirements.

GARAGES

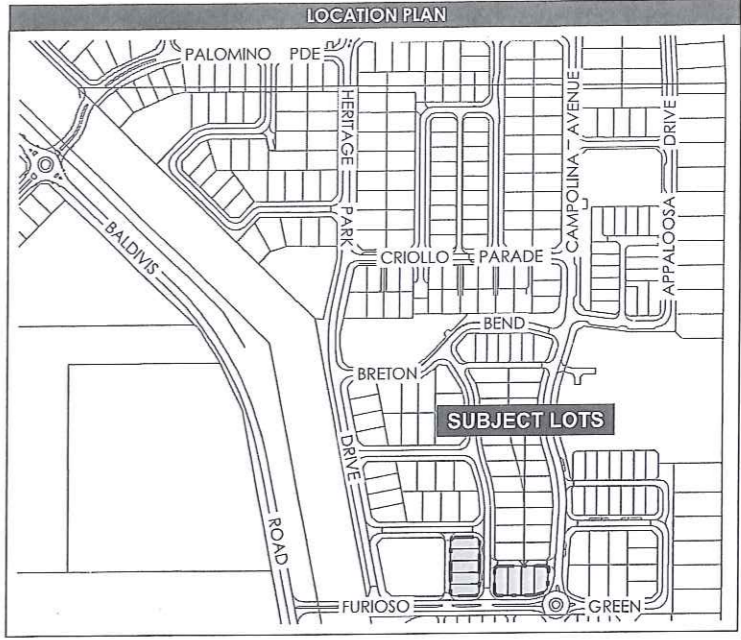
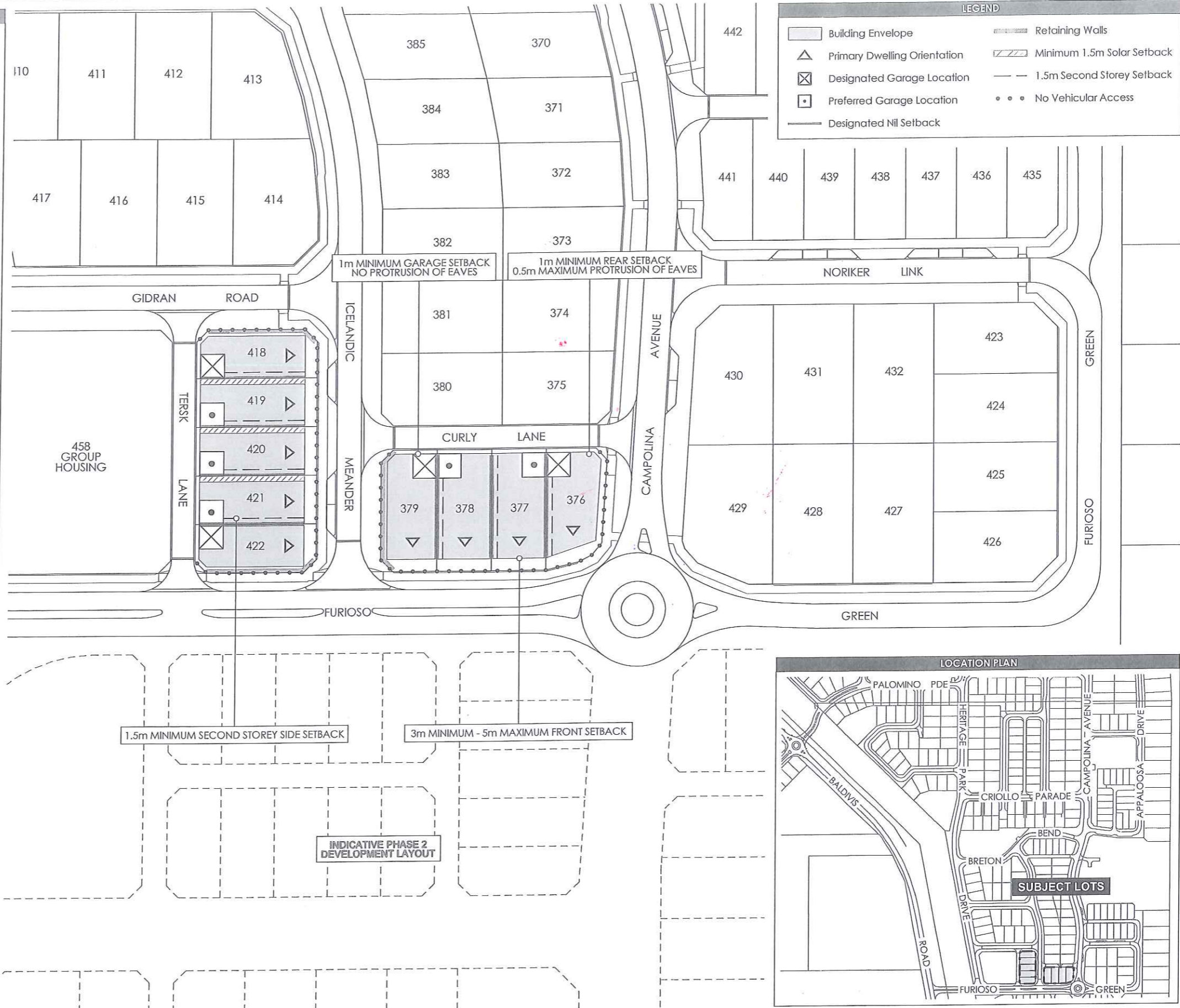
8. Garages shall be setback a minimum of 1.0m from the rear laneway with no protrusion of eaves into the minimum setback.
9. An alternative garage location to the preferred location shown on the DAP may be approved by the Manager, Building Services subject to the design meeting solar orientation principles, streetscape objectives and other statutory requirements.

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the
 Manager, Statutory Planning *[Signature]* Date 1/3/2013
 Manager, Building Services *[Signature]* Date 20.02.13

LEGEND

- Building Envelope
- Primary Dwelling Orientation
- Designated Garage Location
- Preferred Garage Location
- Designated Nil Setback
- Retaining Walls
- Minimum 1.5m Solar Setback
- 1.5m Second Storey Setback
- No Vehicular Access



Detailed Area Plan - Lots 376-379 Curly Lane & 418-422 Teresk Lane
 HERITAGE PARK STAGE 6
 A ROCKINGHAM PARK PTY LTD PROJECT

plan: 03/108/031A
 date: 06/02/2013
 PCC 94

designed: DR
 checked: PLANNER
 drawn: BR

scale: 1:1000@A3 | 1:500@A1
 0 10 20m

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