

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 435-441 must address Noriker Link, and dwellings on Lots 442-448 must address the Public Open Space (POS), 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 facings 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) Minimum POS setback of 3.0m, maximum POS setback of 5.0m, with exception to the western boundary of Lot 442 and the eastern boundary of Lot 448 which shall be determined by the R-Codes on the basis of being a side setback. Sheds and garages are not permitted within any visible POS setback area.
 - 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.

FENCING

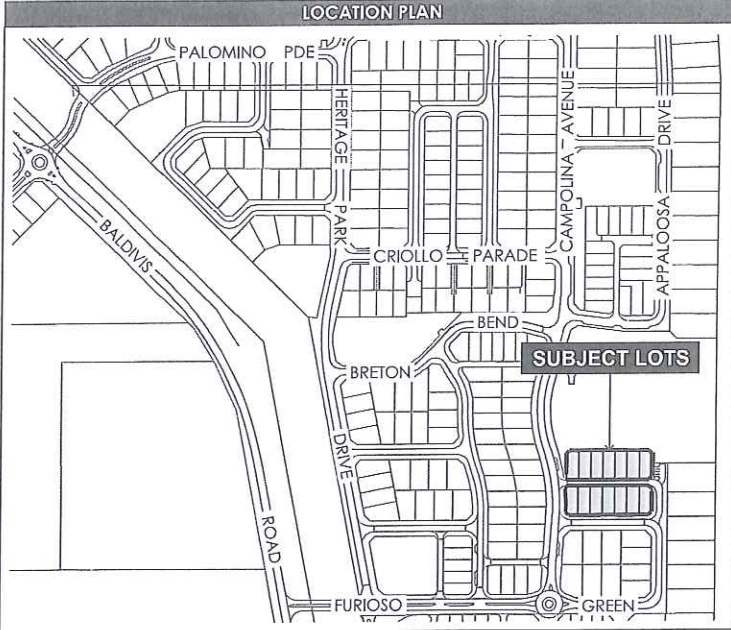
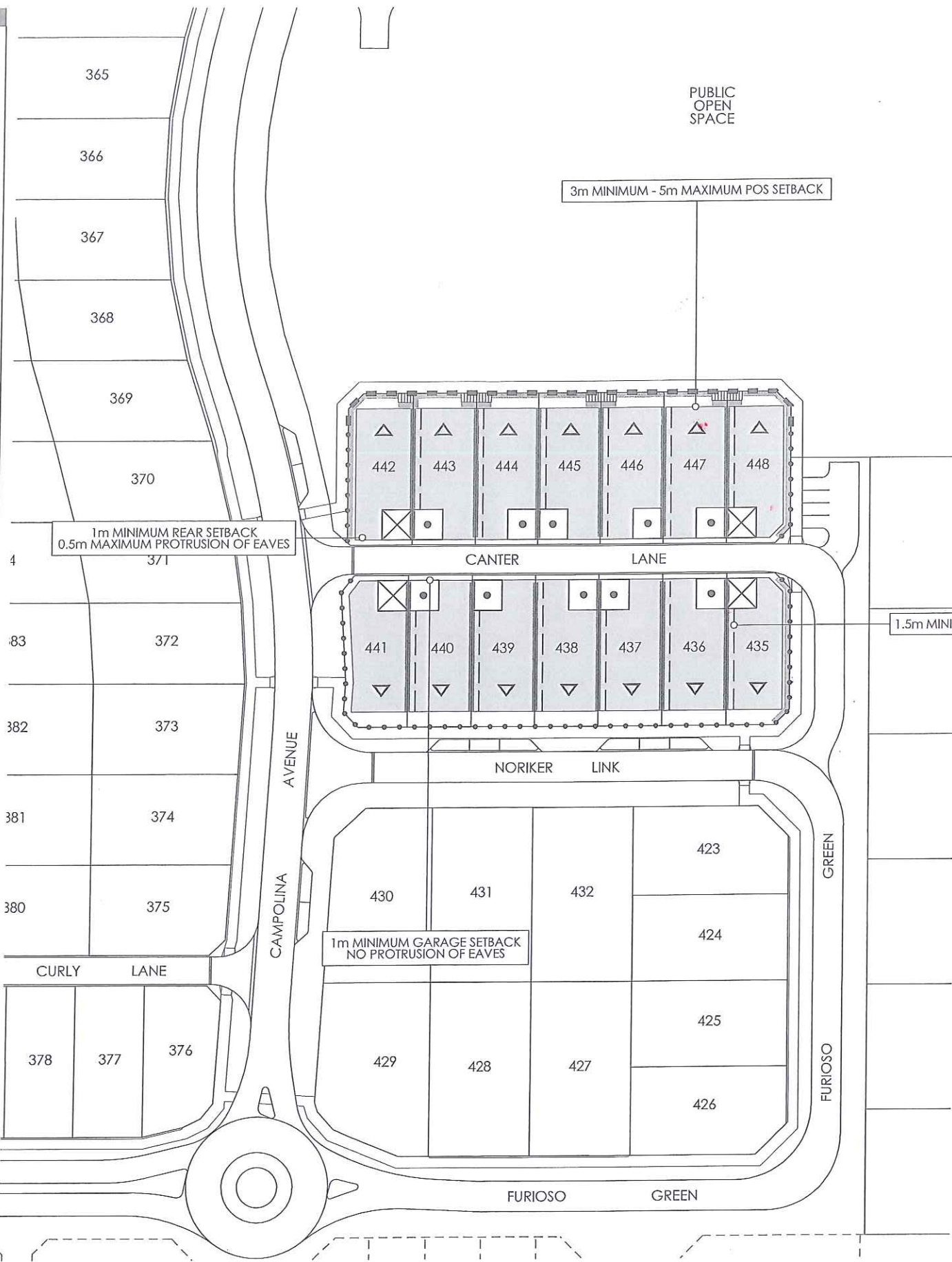
10. Uniform fencing on boundaries cannot be substantially modified with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the
 Manager, Statutory Planning Date 1/3/2013
 Manager, Building Services Date 20.2.13

LEGEND

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



Detailed Area Plan - Lots 435-448 Canter Lane
 HERITAGE PARK STAGE 6
 A ROCKINGHAM PARK PTY LTD PROJECT

sign: 03/108/032A date: 06/02/2012 projection: PCG 74	designed: DR checked: PLANNER drawn: BR	scale: 1:1000@A3 1:500@A1 0 10 20m	Taylor Burrell Barnett Town Planning & Design 187 Roberts Road Subiaco Western Australia 6008 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au <small>© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TAYLOR BURRELL BARNETT. ALL RIGHTS ARE RESERVED.</small>
---	---	---	--