

**DETAILED AREA PLAN R-CODE VARIATIONS**

**R-CODING**

- The R10 density code applies to all lots contained within this Detailed Area Plan (DAP).

**SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS**

- The requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
- The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
- 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**

- All dwellings and ancillary development must be located within the Building Envelope as depicted on the DAP.
- The dwelling on Lot 449 must have at least one habitable room window facing the Public Open Space (POS). Outbuildings fronting the POS shall be built to compliment the design and materials of the dwelling. Outbuildings that do not achieve this are to be suitably screened from view using vegetation and the like to the satisfaction of the City.
- A site-specific Acoustic Report prepared by a suitably qualified Acoustic Consultant is to be provided to certify that the design of each dwelling complies with "Quiet House Design" provisions under the *Western Australian Planning Commission Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.

**SETBACKS**

- Setbacks for development shall be in accordance with the following (all other setbacks shall be in accordance with the R-Codes):
  - Minimum front setback of 4.0m, maximum front setback of 7.0m. 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.
  - Minimum Public Open Space (POS) setback of 3.0m, maximum POS setback of 4.0m. Patios, verandas, swimming pools and the like are permitted with a reduced 1.0m minimum POS setback. Sheds and garages are not permitted within the POS setback area.

**FENCING**

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

**ENDORSEMENT TABLE**

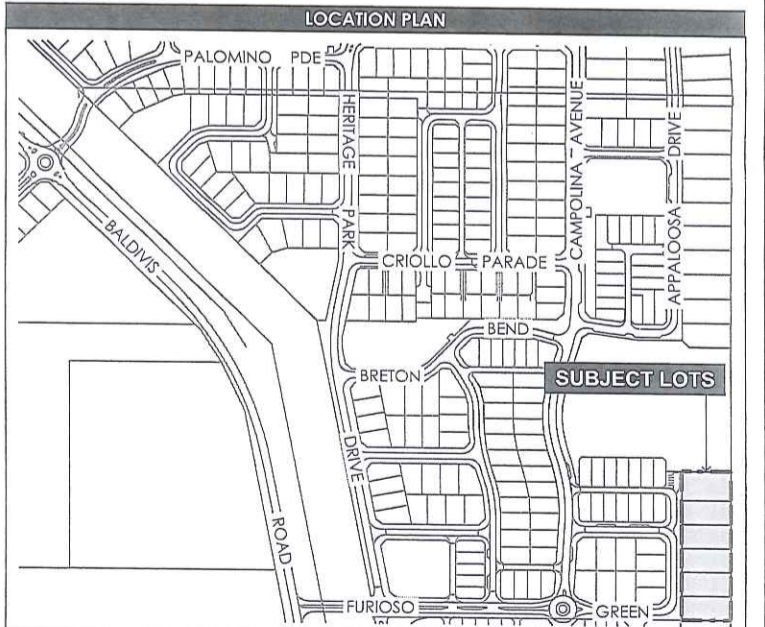
This Detailed Area Plan has been adopted by Council and signed by the

Manager, Statutory Planning \_\_\_\_\_ Date 1/3/2013

Manager, Building Services \_\_\_\_\_ Date 20.02.13.

**LEGEND**

Building Envelope  
 Visually Permeable Fencing by Developer (no vehicular access)  
 Sound Attenuation Wall by Developer (no vehicular access)



**Detailed Area Plan - Lots 449-454 Furioso Green**  
 HERITAGE PARK STAGE 6  
 A ROCKINGHAM PARK PTY LTD PROJECT

|                      |                     |                                |   |
|----------------------|---------------------|--------------------------------|---|
| plan:<br>03/108/033A | designed:<br>DR     | scale:<br>1:1000@A3   1:500@A1 | <br>Taylor Burrell Barnett Town Planning & Design<br>187 Roberts Road Subiaco Western Australia 6008<br>p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au<br><small>© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM TAYLOR BURRELL BARNETT. ALL RIGHTS AND INTERESTS RESERVED TO TAYLOR BURRELL BARNETT.</small> |
| date:<br>06/02/2013  | checked:<br>PLANNER | 0 10 20m                       |   |
| projection:          | drawn:              |                                |   |
| PCG 94               | BR                  |                                |   |
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