

DETAILED AREA PLAN R-CODE VARIATIONS

R-CODING

- The R30 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 landowners to achieve a variation to the R-Codes, as provided for by the DAP is not required.

DESIGN ELEMENTS

- The following requirements apply to the development of lots affected by this DAP:
 - All dwellings and ancillary development must be located within the building envelope as depicted on the DAP.
 - 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.
 - The dwelling must address Mayesbrook Entrance, where applicable through design, materials and major openings.
 - 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

- 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 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.
 - 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.
 - 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

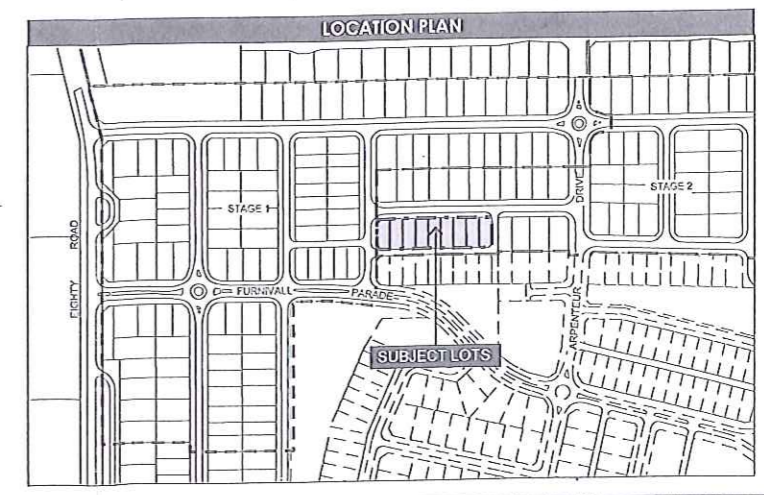
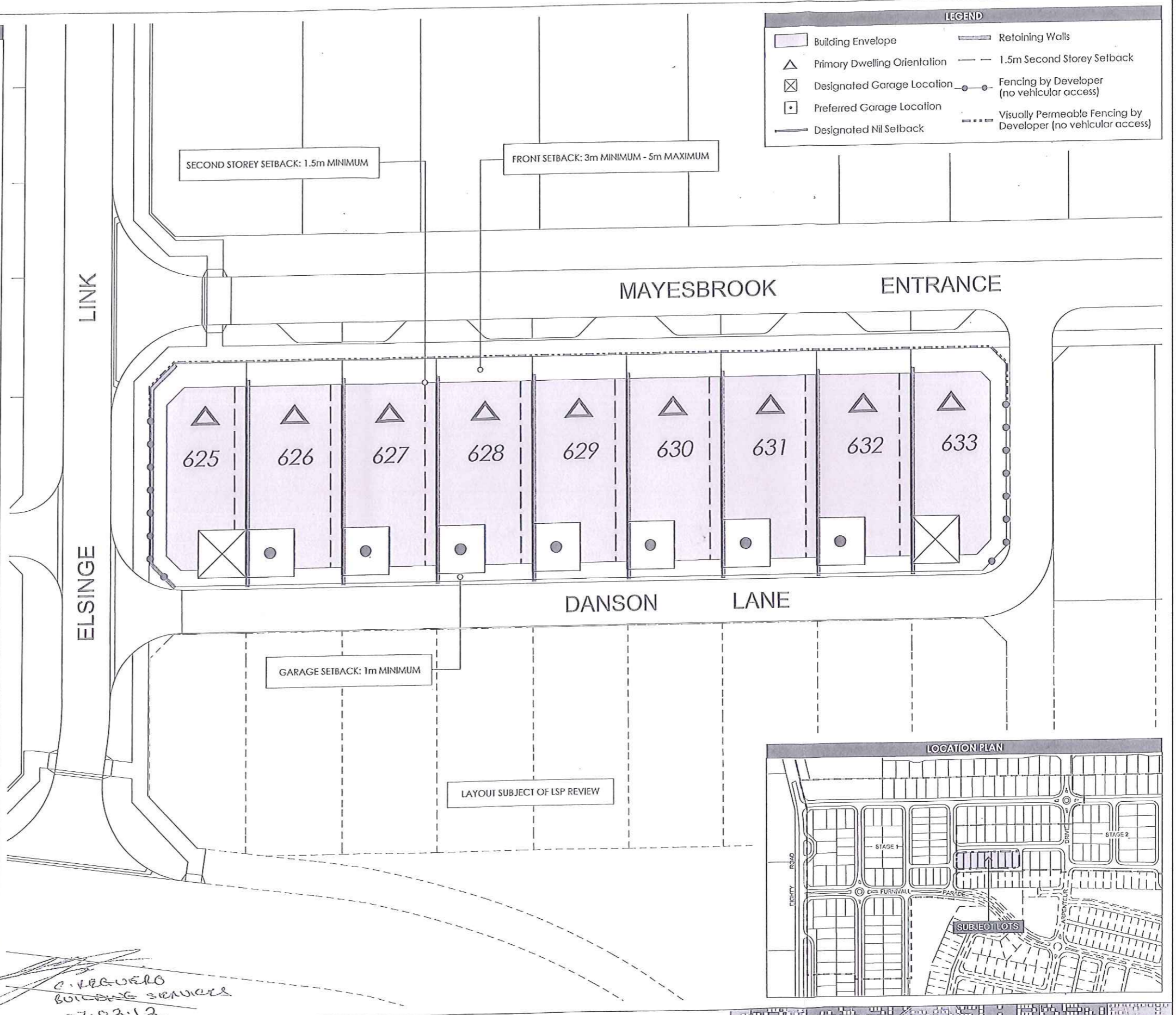
- Rear garages setbacks shall be a minimum of 1.0m with no protrusion of eaves into the minimum setback.
- An alternative garage location to the preferred location shown on the DAP may be approved by the Manager, Building Services subject to the design meeting solar orientation principles, streetscape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

FENCING

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

LEGEND

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



ENDORSEMENT TABLE

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

Date: 14.2.2012

C. REGUERO
 BUILDING SERVICES
 07.02.12.

Detailed Area Plan - Lots 625-633 Danson Lane
 PARKLAND HEIGHTS - STAGE 2
 A ROCKINGHAM PARK PTY LTD PROJECT

plan: 03/075/0355	designed: DM	scale: 1:500(A3) 1:250(A1)
date: 07/02/2012	checked: BDM	0 5 10m
projection: FC094	drawn: BK	

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