

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 must address Furnival Parade and the adjacent Public Open Space 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) 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 minimum front setback.
 - c) 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.
 - d) All dwellings shall be setback a minimum of 1.0m from the rear laneway, with eaves permitted to overhang up to 0.5m within 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 within 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

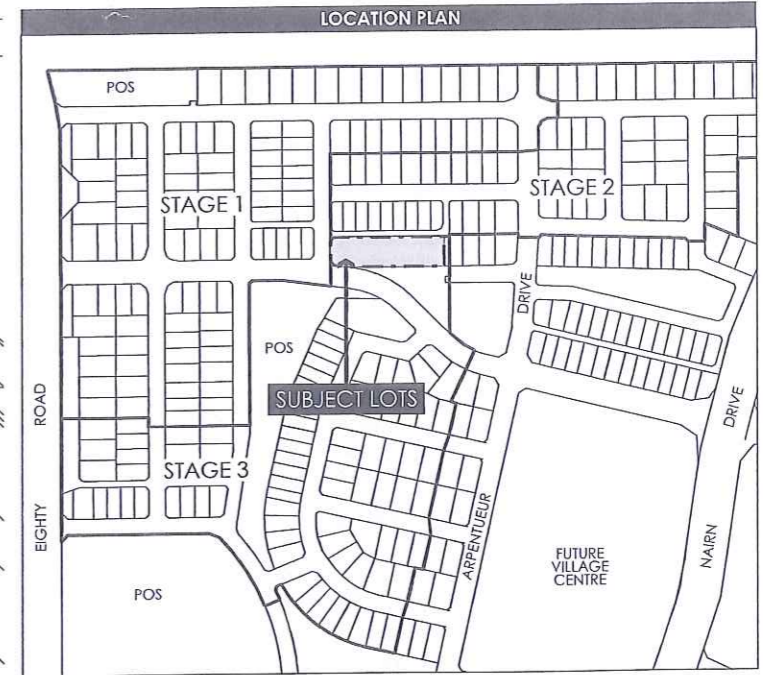
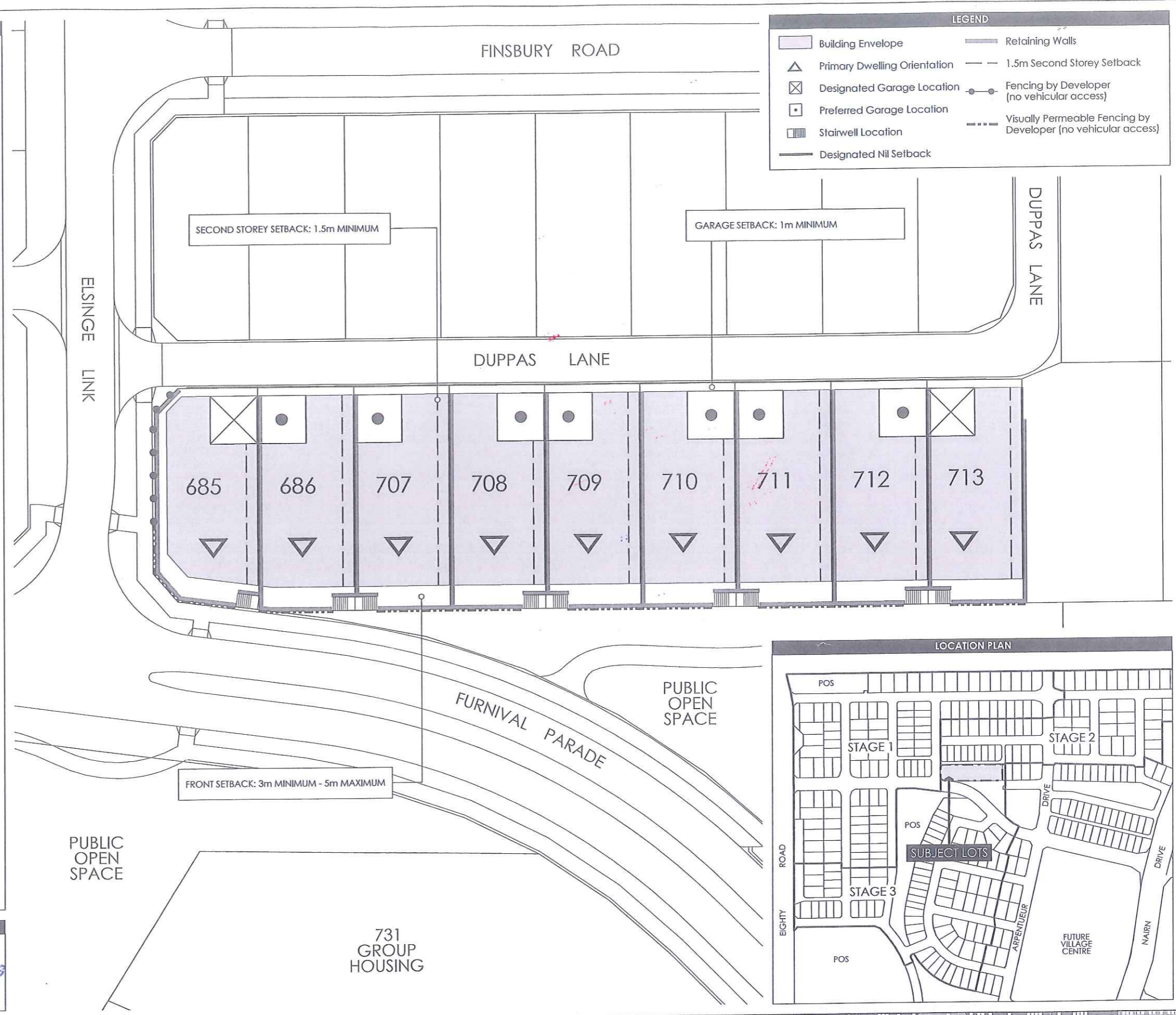
- 10. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the	
<i>pursuant to clause 4.23.1 (c) (1) of TP52.</i>	
Manager, Statutory Planning	Date 12/4/13
Manager, Building Services	Date 11/04/13

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)
	Stairwell Location		
	Designated Nil Setback		



Detailed Area Plan - Lots 685-686 & 707-713 Duppas Lane
 PARKLAND HEIGHTS - STAGE 3
 A ROCKINGHAM PARK PTY LTD PROJECT

plan: 00/075/0588	designed: DR	scale: 1:300@A3 1:250@A1	<p>Taylor Burrell Barnett Town Planning & Design 187 Roberts Road, Subiaco Western Australia 6008 p: (08) 9382 2711 f: (08) 9382 4586 e: admin@tbbplanning.com.au</p> <p><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 OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TAYLOR BURRELL BARNETT. THIS DOCUMENT IS THE PROPERTY OF TAYLOR BURRELL BARNETT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT RELATES.</small></p>
date: 08/04/2013	checked: BDM	0 5 10m	
projection: PCG 94	drawn: YH/NM		