

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

- 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

- 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.
 - The primary orientation of the dwellings must address McDougal Way through design, materials and major openings.
 - Dwellings must also address the Public Open Space via the location of major openings to a habitable room and an adjacent outdoor living area that overlook the adjoining reserve.
 - 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 glass doors shall incorporate eaves with a 450mm minimum overhang to provide passive shading to the openings during summer.
 - 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 2.0m, maximum front setback of 4.0m. 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.
 - All dwellings shall be setback a minimum of 4.0m from the Public Open Space reserve with open patios and eaves permitted to encroach up to 2.0m within the minimum setback.
 - 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.
 - 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.
 - 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.
- 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. 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

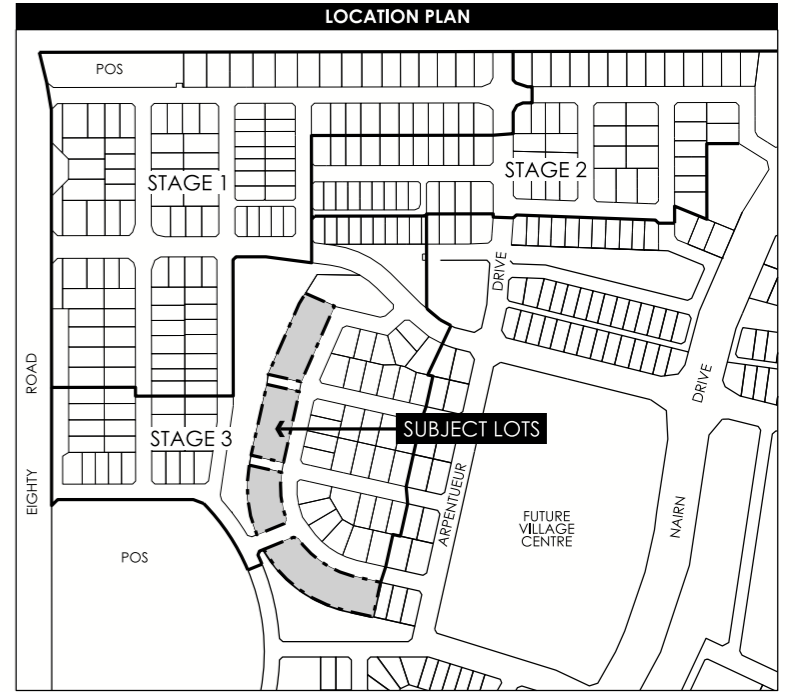
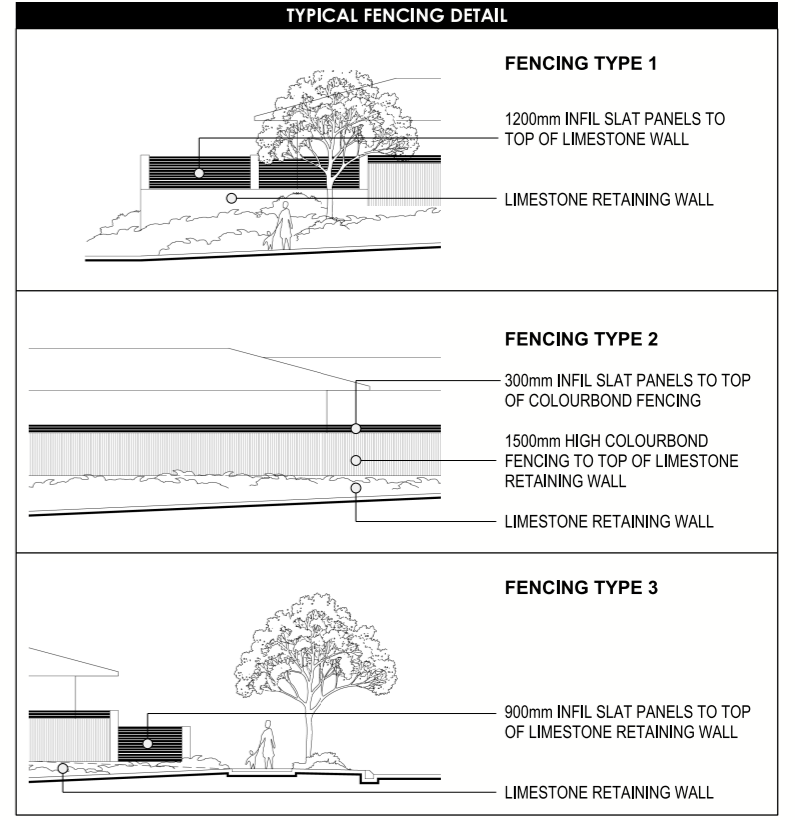
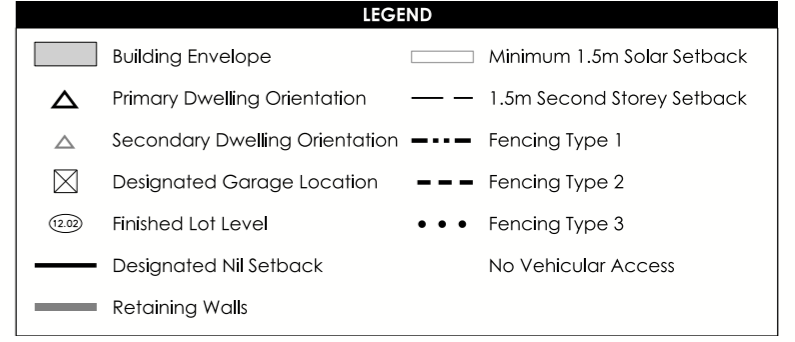
10. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.

OUTBUILDINGS

- Any outbuildings must compliment the design and materials of the dwelling, or be suitably screened from view.
- Swimming pools are permitted within the Public Open Space setback.

ENDORSEMENT TABLE

This Detailed Area Plan has been adopted by Council and signed by the	
Manager, Statutory Planning _____	Date _____
Manager, Building Services _____	Date _____



Detailed Area Plan - Lots 732-756
 PARKLAND HEIGHTS - STAGE 3
 A ROCKINGHAM PARK PTY LTD PROJECT