

Detailed Area Plan R-Code Variation

The District Town Planning Scheme and R-Codes are varied in the following manner:

R-CODING

Density Coding is R25.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The requirements to consult with adjoining or other land owners to achieve a variation to the R-Codes is not required where the design complies with the following standards.

DESIGN ELEMENTS

- All dwellings (including patios, pergolas, shadecovers and gazebos) must be located within the building envelopes depicted on the DAP.
- Dwellings must address the Primary Street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or bedroom on the Primary Street elevation.
- For lots with multiple street frontage, the dwelling must address the Primary Street, Secondary Street (and laneway where applicable) through design, fenestration, materials, major opening(s) and/or balconies.
- At least one balcony greater than 10m² is to be provided to the Primary Street elevation of each dwelling.
- Balconies with an area of 10m² or greater shall be credited toward the minimum open space requirement equal to the area of that balcony.
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner.
- The minimum open space requirement is 45%.

DWELLING SETBACKS

Setbacks for development shall be in accordance with the following:

(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- Setback to the dwelling from the primary street is a minimum of 3m.
- Setback to the dwelling from a laneway is a minimum of 1m.
- Setback to a balcony (complying with the specified Design Elements criteria) from the primary street is a minimum of 2m.
- A nil setback is permitted on the southern lot side boundary (where indicated on the DAP) for a maximum length determined by the required front and rear setbacks.
- Dwelling upper levels shall be setback 3.0m from the southern lot side boundary beyond 15m of the front lot boundary (where indicated on the DAP). Where lot depths do not exceed 30m, the 3m setback is required beyond 50% of the side boundary length (measured from the front boundary).
- A nil setback is permitted on the northern lot side boundary (where indicated on the DAP) to a point 15m from the front lot boundary. Where lot depths do not exceed 30m, a nil setback is permitted to a maximum 50% of the length of the boundary measured from the front lot boundary.
- A nil setback will be permitted on one side boundary only. No combination of nil setbacks will be permitted.
- Refer to "Typical Setback Illustration" for determining upper and lower level nil setback areas permitted.

DWELLING HEIGHT

- A maximum building height of 10m above the finished ground floor level is permitted.

GARAGES AND VEHICULAR ACCESS

- Designated garage locations on the DAP are mandatory.
- The garage shall not dominate the front elevation of the dwelling. To comply with this requirement, the garage shall be setback a minimum of 0.5m behind the proposed dwelling setback. Consideration may be given to other means by which the requirement for the garage not to dominate the front elevation can be achieved.
- A 1.0m minimum garage setback is required from the Laneway on Lot 438.
- Development above the garage may overhang the garage setback and extend out to the dwelling building line.
- Garage openings shall be a maximum width of 6m in total.
- Carports are not permitted.

FENCING

- Any fencing proposed to lot boundaries shall be in accordance with specifications detailed in the Port Coogee Design Guidelines - Appendix C.

ADVICE NOTE

FINISHED LOT LEVELS

- Finished ground floor levels must be within 0.5m of the finished design surface of the lot, no brick build-up or additional fill will be permitted for dwelling construction.

RETAINING WALLS

- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
- Dwellings are generally to be setback 1.0m from retaining walls for single storey dwellings and 1.5m to double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



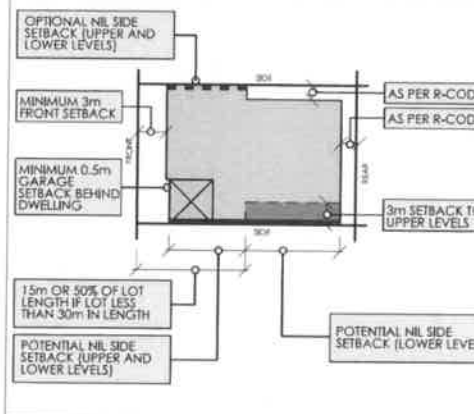
Location Plan



Legend


- Building Envelope (Upper Levels)
- Building Envelope (Lower Level)
- Designated Garage Location
- 2.0m Minimum Setback for Upper Levels
- Nil Building Setback
- Retaining Walls

Typical Setback Requirements



Endorsement Table

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

Principal Planner 
Date 9.12.2010

Detailed Area Plan - Stage 10B1, Standard Lots (R25)

PORT COOGEE
AN AUSTRALAND PROJECT

Taylor Burrell Barnett

90/057/178C
36/10/2010
RCG 94

1:1000 (A3)

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Detailed Area Plan R-Code Variation

The District Town Planning Scheme and R-Codes are varied in the following manner:

R-CODING

Density Coding is R20.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The requirements to consult with adjoining or other land owners to achieve a variation to the R-Codes is not required where the design complies with the following standards.

DESIGN ELEMENTS

- All dwellings (including patios, pergolas, shadecovers and gazebos) must be located within the building envelopes depicted on the DAP.
- Dwellings must address the Primary Street by way of design, fenestration and entry, and must contain major opening(s) to a living area and/or bedroom on the Primary Street elevation.
- For lots with multiple street frontages, the dwelling must address both the Primary and Secondary Streets (and Laneway where applicable) through design, fenestration, materials, major opening(s) and/or balconies.
- At least one balcony greater than 10m² is to be provided to the Primary Street elevation of each dwelling.
- Balconies with an area of 10m² or greater shall be credited toward the minimum open space requirement equal to the area of that balcony.
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner.

DWELLING SETBACKS

Setbacks for development shall be in accordance with the following:

(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- Setback to the dwelling from the primary street is a minimum of 3m.
- Setback to the dwelling from a secondary street or laneway is a minimum of 1m.
- Setback to a balcony (complying with the specified Design Elements criteria) from the primary street is a minimum of 2m.
- A nil setback is permitted on the southern lot side boundary (where indicated on the DAP) for a maximum length determined by the required front and rear setbacks.
- Dwelling upper levels shall be setback 3.0m from the southern lot side boundary beyond 15m of the front lot boundary (where indicated on the DAP). Where lot depths do not exceed 30m, the 3m setback is required beyond 50% of the side boundary length (measured from the front boundary).
- A nil setback is permitted on the northern lot side boundary (where indicated on the DAP) to a point 15m from the front lot boundary. Where lot depths do not exceed 30m, a nil setback is permitted to a maximum 50% of the length of the boundary measured from the front lot boundary.
- A nil setback will be permitted on one side boundary only. No combination of nil setbacks will be permitted.
- Refer to 'Typical Setback Illustration' for determining upper and lower level nil setback areas permitted.

DWELLING HEIGHT

- A maximum building height of 10m above the finished ground floor level is permitted.

GARAGES AND VEHICULAR ACCESS

- The garage shall not dominate the front elevation of the dwelling. To comply with this requirement, the garage shall be setback a minimum of 0.5m behind the proposed dwelling setback. Consideration may be given to other means by which the requirement for the garage not to dominate the front elevation can be achieved.
- Development above the garage may overhang the garage setback and extend out to the dwelling building line.
- Garage openings shall be a maximum width of 6m in total.
- Carpools are not permitted.

FENCING

- Any fencing proposed to lot boundaries shall be in accordance with specifications detailed in the Port Coogee Design Guidelines - Appendix C.

ADVICE NOTE

FINISHED LOT LEVELS

- Finished ground floor levels must be within 0.5m of the finished design surface of the lot, no brick build-up or additional fill will be permitted for dwelling construction.

RETAINING WALLS

- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining walls present.
- Dwellings are generally to be setback 1.0m from retaining walls for single storey dwellings and 1.5m to double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



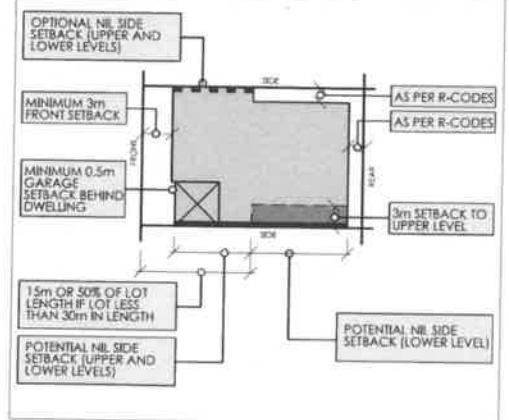
Location Plan



Legend

- Building Envelope (Upper Levels)
- Building Envelope (Lower Level)
- 3.0m Minimum Setback for Upper Levels
- Nil Building Setback
- Retaining walls

Typical Setback Requirements



Endorsement Table

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

Principal Planner

[Signature]

Date

9.12.2010

Detailed Area Plan - Stage 10BB, Standard Lots (R20)

PORT COOGEE

AN AUSTRALAND PROJECT

Taylor Burrell Barnett

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 26/10/2010 SD
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