

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 R40.

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, shade covers and gazebos) shall be located within the building envelopes depicted on the DAP.
- Lots on this DAP are exempt from provision 6.9.1 of the R-Codes determining overshadowing of adjoining sites.
- 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 10 m² is to be provided to the Primary Street elevation of each dwelling. Balconies provided to the secondary street on corner lots are encouraged.
- Balconies with an area of 10 m² or greater shall be credited toward the minimum open space requirement equal to the area of that balcony.
- A minimum provision of 35% open space is required.
- 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.
- No blank walls are permitted on boundaries of corner lots. Walls that interface with streets shall be articulated and meet all design criteria identified on the DAP.

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 2.5m (subject to engineering requirements of retaining wall being met, as per retaining wall Advice Note below). A maximum dwelling setback of 4.0m applies to Lots 399-416 only.
- Setback to the dwelling from the secondary street is a minimum of 1.0m.
- A nil rear setback is permitted to the dwelling from a laneway.
- A nil side setback is permitted to the dwelling from a laneway on Lot 433 subject to compliance with the Design Element requirements of this DAP and engineering requirements associated with retaining walls.
- Setback to a balcony (complying with the specified Design Elements criteria) from the primary street is a minimum of 1.0m.
- Dwelling upper levels are to be setback 3.0m from the southern lot boundary beyond 18m of the front boundary (where indicated on the DAP).
- A nil setback is permitted on the northern and southern lot side boundaries (where indicated on the DAP) for a maximum length determined by the required front setback. Refer to "Typical Setback Requirement" illustration for determining nil setback areas permitted to the upper and lower levels of the dwelling.

DWELLING HEIGHT

- A maximum building height of 10.0m above the finished ground floor level is permitted.

GARAGES AND VEHICULAR ACCESS

- Laneway lots must obtain vehicle access from the Laneway.
- A 0.5m minimum garage setback is required to the Laneway.
- Development above garages may overhang the garage setback requirements and extend out to the Laneway boundary.
- 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 1m from retaining walls for single storey dwellings and 1.5m for 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.



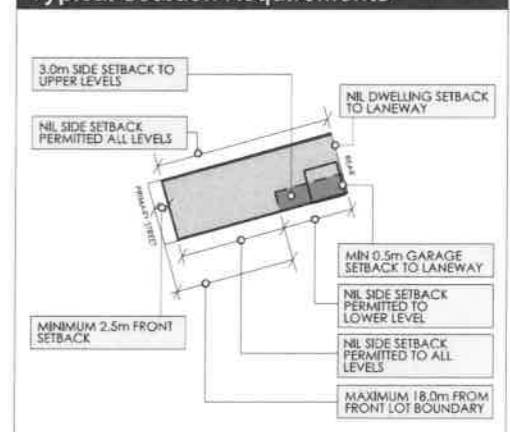
Location Plan



Legend

- Building Envelope (Upper Levels)
- Building Envelope (Lower Level)
- Preferred Garage Location
- 3.0m Minimum Setback for Upper Levels
- Nil Building Setback
- Retaining walls
- Landmark Design Elements Encouraged
- Vehicle Access Restricted

Typical Setback Requirements



Endorsement Table

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

Principal Planner

Date

[Signature]
9.12.2010

Detailed Area Plan - Stage 10B1, Laneway Lots (R40)

PORT COOGEE

AN AUSTRALAND PROJECT

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90/05/181C MB
27/10/2010 SD
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Scale: 1:1000 @ A3
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