

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 requirement 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) 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 master bedroom.
- For lots with multiple street frontage, the dwelling must address both the Primary Street and the Secondary Street (and/or Laneway where applicable) through design, fenestration, materials and major opening(s).
- At least one balcony greater than 10 m² is to be provided to the Primary Street elevation of each dwelling.
- A balcony with an area of 10 m² or greater may be included as part of 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.
- A balcony (complying with the specified Design Elements criteria) is permitted to project a maximum of 1m into the primary street minimum setback.
- All lots
 - 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 for walls on the northern lot side boundary (where indicated on the DAP) for a length up to 15m from the front lot boundary (less the nominated front setback). 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 (less the nominated front setback).
 - A nil setback will be permitted for 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 2 storeys (+loft) with top of roof pitch at 10m above the finished ground floor level is permitted. Ground level is the first storey.

GARAGES AND VEHICULAR ACCESS

- Designated garage locations on the DAP are mandatory.
- Where vehicular access can be obtained via an alternative access to the Primary Street, garages must be accessed in the following order - Laneway (1st) Secondary Street (2nd) and Primary Street (last).
- 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 garages not to dominate the front elevation can be achieved. A setback of 4.5m to the garage from the primary street is encouraged.
- Development above garages 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 Port Coogee Guidelines - Appendix C.

FINISHED LOT LEVELS

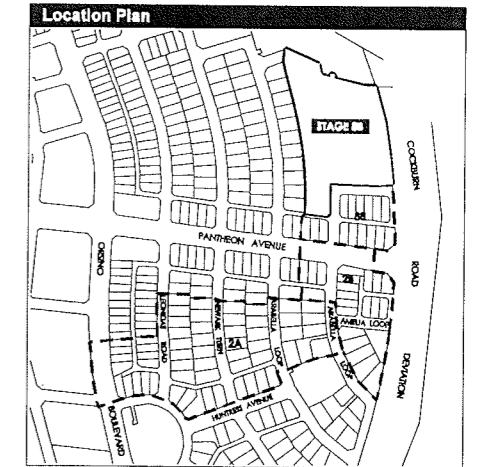
- Finished ground floor levels must be within 0.5m of the finished design surface of the lot, no brick build-up or additional fill will be permitted for dwelling construction.

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.

NOISE ATTENUATION

- Lots adjacent to Cockburn Road (as indicated on the DAP) may be affected by vehicle noise. Dwellings on these lots are to be designed to comply with quiet house design guidelines.
- All dwellings subject to the Quiet House Design Guidelines must submit an Acoustic Report by a qualified Acoustic Engineer stating that the design and construction of the dwelling is adequate to attenuate potential noise nuisance from Cockburn Road.



Legend

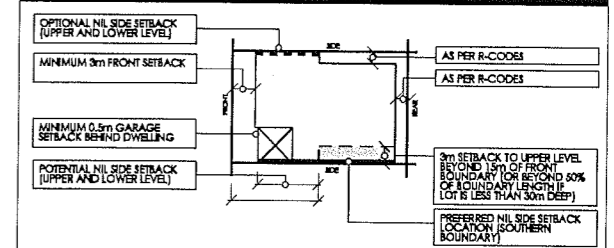
- EXTENT OF DETAILED AREA PLAN
- Building Envelope (Upper Level)
- Building Envelope (Lower Level)
- Designated Garage Location
- 3.0m Minimum Setback for Upper Level
- Lots subject of 'Quiet House' Design Guidelines
- Nil Building Setback
- Retaining walls
- Stair Access Locations

Endorsement Table

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

Principal Planner: *AE*
Date: 24.5.2008

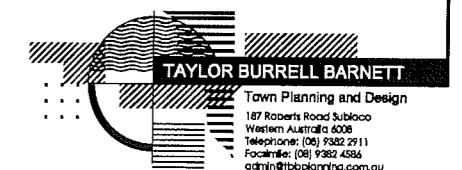
Typical Setback Requirements



PROJECT

Detailed Area Plan - Stage 8B Standard Lots
PORT COOGEE

CLIENT	DATE
AUSTRALAND	28/02/2008
PLAN NUMBER	SCALE
PO/057/116C	1:1500 @ A3
DETERMINED BY	CHECKED BY
MS	PLANNER
	DATE
	28/02/2008
	PROJECT
	MGA 94
	DRAWN BY
	TB
	DATE
	28/02/2008
	SCALE
	1:1500 @ A3
	PROJECT
	MGA 94
	DRAWN BY
	TB
	DATE
	28/02/2008



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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 R30

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The requirement 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) 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 master bedroom.
- For lots with multiple street frontage, the dwelling must address both the Primary Street and the Secondary Street (and/or Laneway where applicable) through design, fenestration, materials and major opening(s).
- Specifically, lots 522-529 and 963 dwelling frontage shall be Pantheon Avenue with dwelling vehicular access via the rear laneway. Lots 530, 531, 959 - 962 dwelling frontage shall be Secondary Road 24 with dwelling vehicular access via the rear laneway.
- At least one balcony greater than 10 m² is to be provided to the Primary Street elevation of each dwelling.
- A balcony with an area of 10 m² or greater may be included as part of 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.
- A balcony (complying with the specified Design Elements criteria) is permitted to project a maximum of 1m into the primary street minimum setback.

DWELLING HEIGHT

- A maximum building height of 2 storeys (+loft) with top of roof pitch at 10m above the finished ground floor level is permitted. Ground level is the first storey.

GARAGES AND VEHICULAR ACCESS

- Designated garage locations (where indicated on the DAP) are mandatory.
- Laneway Lots must obtain vehicle access via the Laneway.
- A 0.5m minimum garage setback is required from the laneway boundary.
- Development above garages may overhang the garage setback requirements 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 Port Coogee Guidelines - Appendix C.

FINISHED LOT LEVELS

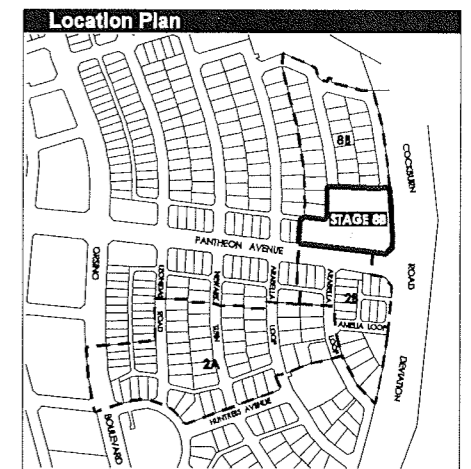
- Finished ground floor levels must be within 0.5m of the finished design surface of the lot, no brick build-up or additional fill will be permitted for dwelling construction.

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.

NOISE ATTENUATION

- Lots adjacent to Cockburn Road (as indicated on the DAP) may be affected by vehicle noise. Dwellings on these lots are to be designed to comply with quiet house design guidelines.
- All dwellings subject to the Quiet House Design Guidelines must submit an Acoustic Report by a qualified Acoustic Engineer stating that the design and construction of the dwelling is adequate to attenuate potential noise nuisance from Cockburn Road.



Legend

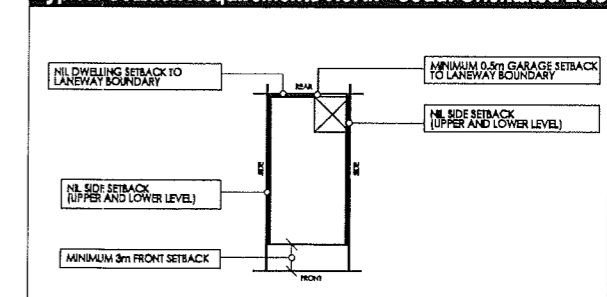
- EXTENT OF DETAILED AREA PLAN
- Building Envelope (Upper Level)
- ⊗ Designated Garage Location
- * Lots subject of 'Quiet House' Design Guidelines
- Nil Building Setback
- Retaining Walls
- Noise Attenuation Wall
- Proposed Feature Wall
- ⊕ Stair Access Locations
- ⊗ Mature Tree

Endorsement Table

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

Principal Planner AE
Date 21.5.2008

Typical Setback Requirements North - South Orientated Lots

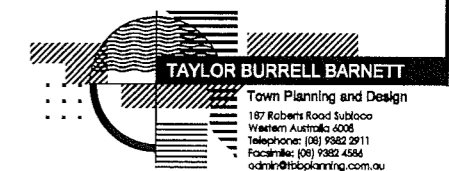
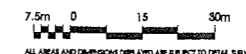


PROJECT

Detailed Area Plan - Stage 8B Laneway Lots

PORT COOGEE

CLIENT	DATE
AUSTRALAND	15/05/2008
PLAN NUMBER	SCALE
90/057/1150	1:1500 @ A3
DESIGNED BY	PROJECTION
MB	MGA 94
CHECKED BY	DRAWN BY
PLANNER	TB



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