


Location Plan (1:7500)

DETAILED AREA PLANS R-CODE VARIATIONS



All buildings (as defined in the R-Codes) are to be located within the building envelopes. Town Planning Scheme No. 3, the R-Codes and relevant City Policies are varied in the following manner:-

1. The requirements of the R-Codes and Town Planning Scheme No. 3 shall be satisfied in all other matters.
2. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, is not required when the design complies with this Detailed Area Plan.
3. The residential density coding for lots 70 - 78 is R40.
4. The residential density coding for lots 10, 11, 65 and 496 is R40.
5. A minimum total open space of 45% is applicable.
6. Building envelopes subject to constraints of retaining walls. Purchaser to consult their builder or structural engineer where necessary.
7. Dwellings must be orientated to address the street with major openings from a habitable room (not including bedrooms) and the main entry accessible via this frontage taking advantage of the adjacent Public Open Space (POS).
8. Outdoor Living Areas are encouraged in the front setback area of all dwellings.
9. Dwellings on Lots 10, 65, 70, 73, 74 and 78 must address the secondary street frontages with a suitable level of detail in the manner consistent with the primary street frontage for the first 4.5m of the return (taken from the 3.0m average front setback line) to the secondary street.
10. For Lots 10, 65, 70, 73, 74 and 78 at least 50% of the fencing on the secondary street boundary must be permeable above 1.2m in height.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner


10-12-2010
PS/K/001
 Manager of Planning Services Date CoC Reference

Detailed Area Plan
 Lot 9503 Gaebler Road - Rear Loaded Cottage Lots
 Hammond Park

DRAWING NUMBER UD1 402		REV C	Scale for design intent only. All areas and dimensions are subject to actual design & survey.	 SCALE 1:1000 SHEET A3	 perth sydney melbourne dubai Level 1 130 Royal Street East Perth Western Australia 6004 AUSTRALIA T: 61 8 9218 8700 F: 61 8 9218 8701 www.robertsday.com.au
REFERENCE NUMBER RIC GAE		0	20		
C Notation modification	100414	AD	AD		
B Lot No. modifications	100407	AD	AD		
A Detailed Area Plan	100330	AD	AD		
ISSUE DESCRIPTION	YYMMDD	DRAWN	APPV/D		