

Signed for and on behalf of the Western Australian Planning Commission

Bealman

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose in the presence of

09 MAY 2011 *Bealman*

Witness

Date

DESIGN CODE VARIATIONS

- (1) MINIMUM SITE AREA FOR R30 REDUCED BY 1/3 FOR AGED PERSON DWELLINGS AS PROVIDED FOR BY 3.1.3 OF RESIDENTIAL DESIGN CODES
- (2) ZERO SIDE BOUNDARY SETBACK PERMISSIBLE ON ALL LOTS EXCEPT CORNER SECONDARY STREET BOUNDARIES
- (3) STANDARD OF THE RESIDENTIAL DESIGN CODES APPLY UNLESS OTHERWISE SPECIFIED UNDER ANZS-4299-1995 "ADAPTABLE HOUSING"
- (4) GARAGES ON LOTS 2 - 7 SHALL BE PERMITTED AT A MINIMUM ZERO FRONT SETBACK. ONLY CARPORTS SHALL BE PERMITTED ON LOTS 1 & 8 - 18.
- (5) R CODE VARIATIONS CONSISTENT WITH DETAILED AREA PLAN DO NOT REQUIRE NEIGHBOUR CONSULTATION
- (6) OUTBUILDINGS WHICH ARE VISIBLE FROM STREET, OPEN SPACE OR COMMON ACCESSWAYS TO BE CONSTRUCTED OF SIMILAR MATERIAL TO DWELLING

DESIGN CRITERIA

- (1) HOUSING TO BE IN ACCORDANCE WITH AUSTRALIAN NEW ZEALAND STANDARD 4299-1995 "ADAPTABLE HOUSING"
- (2) ALL DEVELOPMENT TO BE A MAXIMUM OF SINGLE STOREY
- (3) DWELLINGS TO BE OCCUPIED BY PERSONS AGED 55 YEARS AND OVER
- (4) IF FRONT BOUNDARY FENCING IS PROPOSED (at development/building stage) WHERE SHOWN IT IS TO BE VISUALLY PERMEABLE TO COUNCIL'S SPECIFICATIONS
- (5) MINIMUM FRONT COURTYARD DEPTH OF 4 METRES
- (6) ACCESSWAYS TO BE BRICK PAVED
- (7) SINGLE WIDTH GARAGE OR TANDEM DOUBLE GARAGE REQUIRED
- (8) IF REQUIRED BY COUNCIL BIN RECESSES TO BE PROVIDED AT THE DEVELOPMENT STAGE TO ENABLE EFFICIENT REFUSE COLLECTION

LEGEND

- BOUNDARY OF LOCAL STRUCTURE PLAN
- - - - INDICATIVE GARAGE LOCATIONS
- - - - VISUALLY PERMEABLE FENCING (if proposed at development/building stage to council specifications)
- SOLID FENCING (to council specifications)
- - - - VEHICULAR ACCESS & CROSSOVERS TO PUBLIC ROAD PROHIBITED
- INDICATIVE COURTYARD IN FRONT SETBACK AREA
- ▲ ORIENTATION OF CORNER DWELLINGS
- CROSSOVERS TO WELLARD ROAD SERVICE ROAD



CROSSOVER TO HAVE MINIMUM DEPTH OF SOIL COVER OF 1200mm & MAXIMUM DEPTH OF 2000mm SOIL COVER OVER GAS PIPELINE

LANDSCAPING TO COUNCIL SPECIFICATIONS. PARTIAL SCREENING AND PARTIAL FRAMING WITH SEMI PERMEABLE FENCING

HIGH QUALITY MASONRY FENCING

POSSIBLE BIN STORE

VISITOR PARKING (including disabled bay)

SCREENING / LANDSCAPING TO COUNCIL SPECIFICATIONS

Figure 9

date	17 March 2011	job no.	5127	designer	D Smith	drawn	E Tan	title	structure plan
scale	1:500@a3	e-ref	031101	client	level 2, 69 Pinjarra road, Mandurah, Western Australia, 6210				
				email	mandurah@gregrowe.com.au	web	gregrowe.com.au	GREG ROWE & associates	
				tel	(08) 9502 8288	fax	(08) 9502 8288	FOCUSSED ON ACHIEVEMENT	

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