

Signed for and on behalf of the Western Australian Planning Commission

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 Date

Witness

## 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



Figure 9

date 17 March 2011 job no. 5127  
scale 1:500@a3 e-ref 031101

designer D Smith drawn E Tan  
client

title structure plan  
address lot 257 wellard road calista

GREG ROWE & associates  
FOCUSED ON ACHIEVEMENT