

DETAILED AREA PLAN R-CODE VARIATIONS

The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

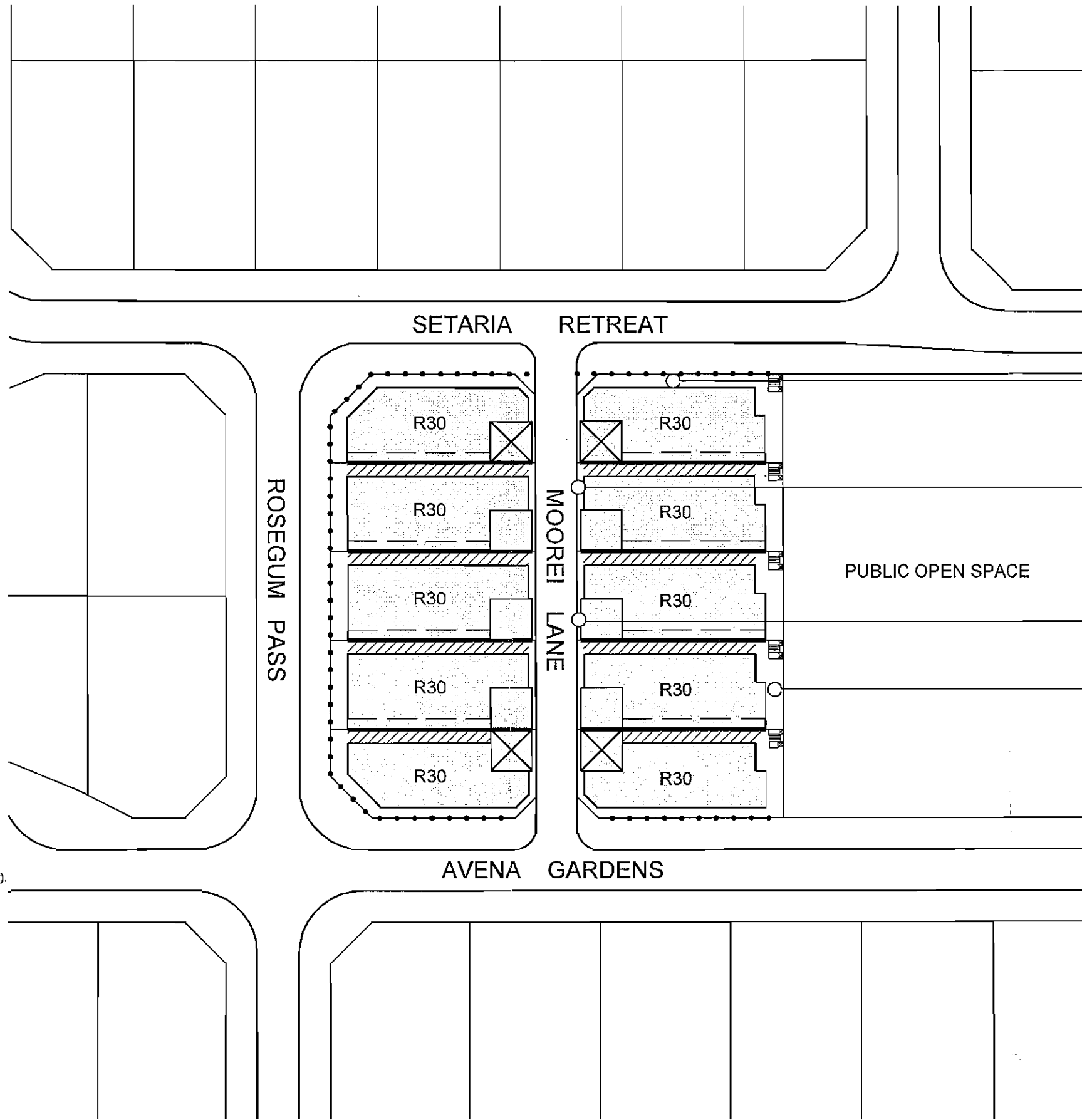
- All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
 - Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
 - An alternative garage location to that shown on the plan may be approved by the Manager, Building Services, subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
 - A five percent (5%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Codes.
 - A nil setback is permissible on the lots where shown on the DAP. Side setbacks may be reduced to nil for 2/3 the length of the boundary, provided that walls do not exceed 3.0m average and 3.5m maximum height.
- The front setback of dwellings shall be determined in accordance with the following:-
- The minimum front setback shall be 2.0 metres.
 - The maximum setback of a wall addressing the primary street or the public open space shall be 4.0 metres.
- Variations to these provisions may be approved by the Manager, Building Services for corner lots, subject to the design meeting solar orientation and streetscape objectives.
- Fences shall not be located within 1.0m of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.
 - Minimum rear setback shall be 1.0m for the house with no protrusion of eaves into setbacks.
 - The Dwellings fronting the Rosegum Pass shall be designed to address the public road, with major openings and the main entry to the building accessible via this frontage.
 - Those lots fronting Public Open Space areas shall address both the open space and abutting road by at least one major opening facing these areas.
 - A 2m solar setback applies, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.

COUNCIL

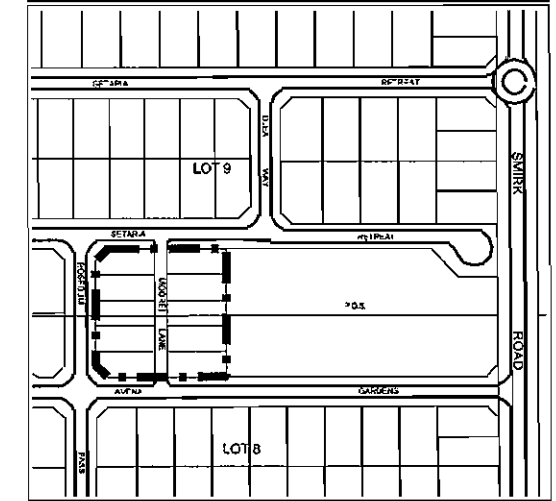
This Detailed Area Plan has been adopted by Council and signed by the Manager Planning Services.

Manager Planning Services

11/07/07
Date



LOCATION PLAN



1.5m MINIMUM SIDE STREET SETBACK

1m MINIMUM DWELLING SETBACK FROM LANEWAY

1.0m MINIMUM GARAGE SETBACK FROM LANEWAY

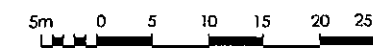
2m MINIMUM FRONT SETBACK WITH 4m MAXIMUM

LEGEND

- Building Envelope
- Designated Garage Location
- Preferred Garage Location
- Designated Nil Setback
- No Vehicular Access
- 2.0m Solar Setback
- 1.5m Minimum Setback for Second Storey
- Stair Access Locations

PROJECT
Detailed Area Plan
LOTS 8 & 9 SMIRK ROAD, BALDIVIS
(WAPC REF: 129531)

CLIENT	DATE	
PEET	10/07/2007	
PLAN NUMBER	SCALE	PROJECTION
05/073/0038	1:1000 @ A4	MGA 94
DESIGNED BY	CHECKED BY	DRAWN BY
TB	TB	YH



ALL AREAS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.

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