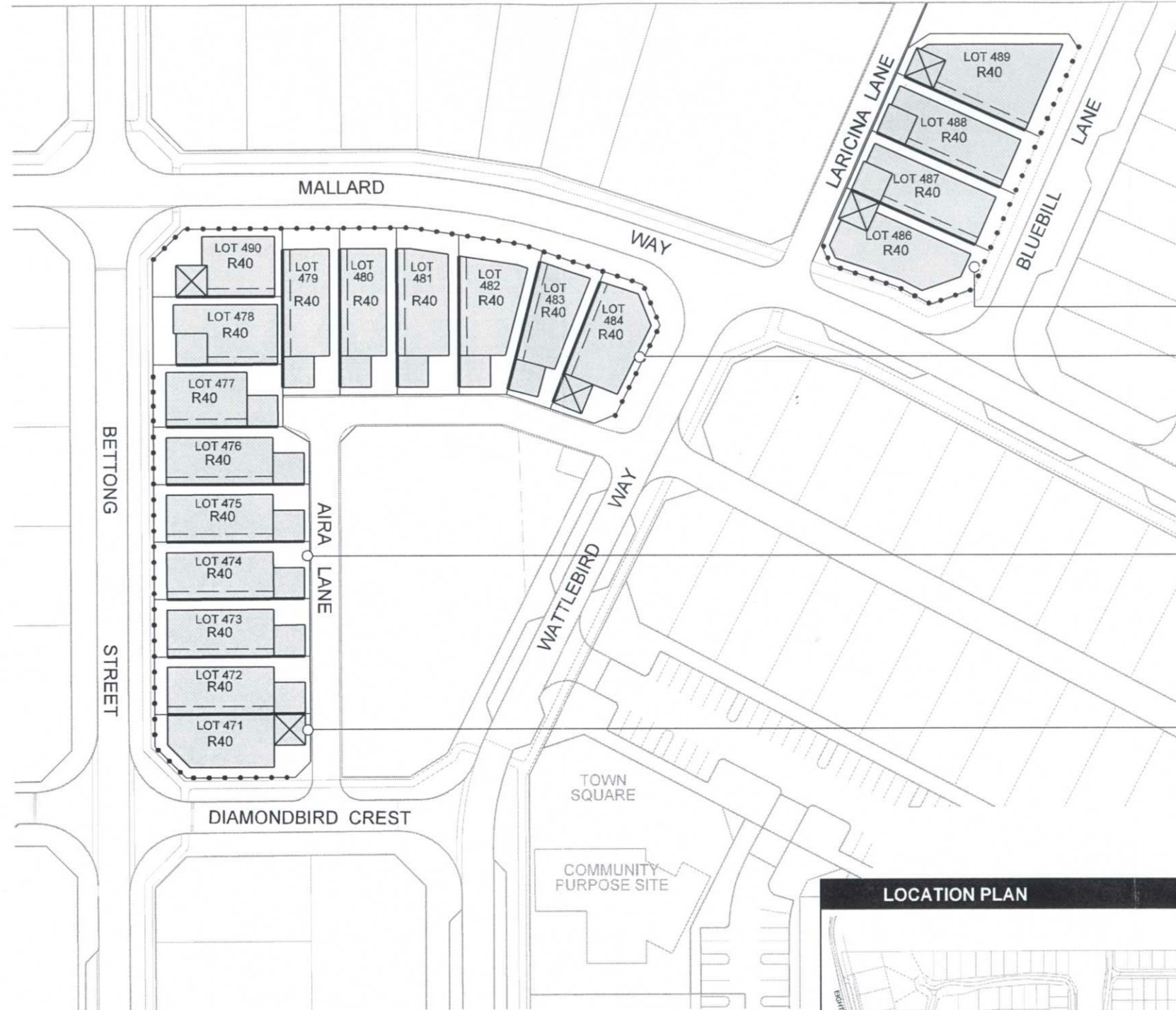


DETAILED AREA PLAN R-CODE VARIATIONS

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

1. All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
2. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
3. An alternative garage location to the preferred garage location 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.
4. 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.
5. 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.
6. The front setback of dwellings shall be determined in accordance with the following:-
 - (i) The minimum front setback shall be 2.0 metres.
7. 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.
8. Minimum rear setback shall be 1.0m for the house with no protrusion of eaves into setbacks.
9. The Dwellings fronting the public roads shall be designed to address the public roads, with major openings and the main entry to the building accessible via this frontage.



LEGEND

- Building Envelope
- Designated Garage Location
- Preferred Garage Location
- Designated Nil Setback
- No Vehicular Access
- 1.5m Minimum Setback for Second Storey
- R40 R40 Residential Lots

2.0m MINIMUM FRONT SETBACK

1.5m MINIMUM SIDE STREET SETBACK

1.0m MINIMUM DWELLING SETBACK FROM LANEWAY

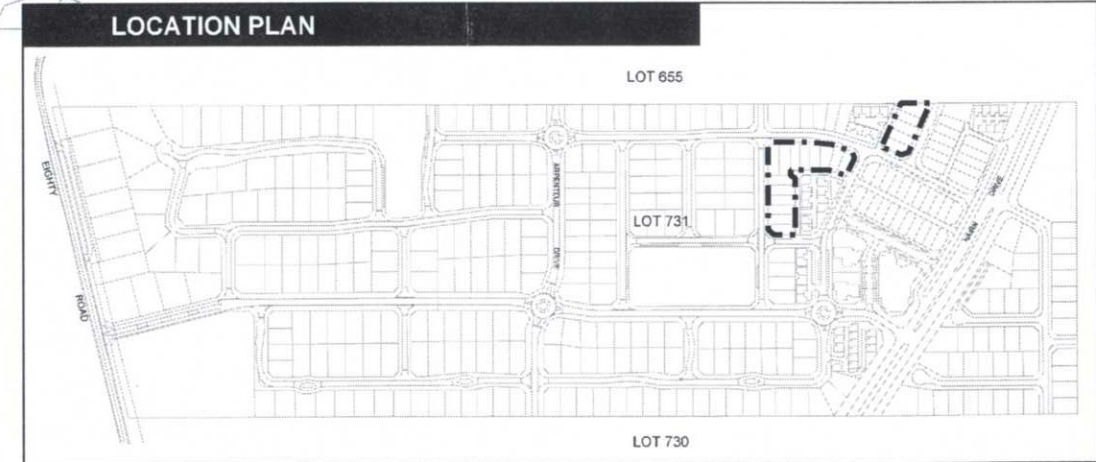
1.0m MINIMUM GARAGE SETBACK FROM LANEWAY

COUNCIL

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

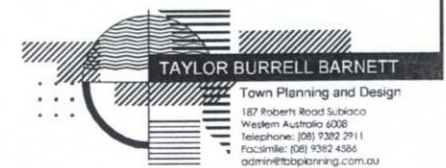
Manager Planning Services

16/10/07
Date



PROJECT
Detailed Area Plan
BETTONG STREET, MALLARD WAY AND BLUEBILL LANE,
'THE RIDGE ESTATE', BALDIVIS

CLIENT	DATE
PEET	09/10/2007
PLAN NUMBER	SCALE
95/059/DADA	1:1000 @ A3
DESIGNED BY	PROJECTION
TBAR	MGA 94
CHECKED BY	DRAWN BY
TBAR	JB



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