

The Town Planning Scheme and R-Codes are varied as follows:

1. The R40 density code applies to all lots contained within this DAP.
2. Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

Setbacks

3. Minimum front setback of 2.0m, maximum front setback of 4.0m. The Manager of Building Services and the Manager, Statutory Planning may approve variations to the maximum setback where the streetscape objectives and other statutory requirements are met;
4. Nil side setbacks are permitted to both boundaries behind the front setback, as shown on the Detailed Area Plan;
5. Rear garage setbacks shall be a minimum of 1.0m with no protrusion of eaves into the minimum setback;
6. Setbacks to secondary streets shall be a minimum of 1.0m;
7. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with setback requirements;

Open Space

8. A minimum of 30% open space applies to all lots contained within this Detailed Area Plan;

Streetscape

9. Dwellings shall be oriented to face Lanagan Drive and should incorporate at least one of the following features - verandah, balcony or habitable room. At least one window from a habitable room shall also face Lanagan Drive;

Other

10. All northwest and northeast facing walls containing glazed window and door openings (excluding walls less than 900mm from a side boundary) shall incorporate eaves with a 450mm minimum overhang to provide passive shading to the openings during summer.
11. Dwellings are to be provided with an enclosed lockable storage area, accessible from outside the dwelling, with a minimum dimension of 1.5 metres and with an internal area of at least 4 square metres. The minimum dimension may be reduced to 1 metre where the space is shared with a garage. Where visible from the street, storage areas are to be constructed in a design and material matching the dwelling;
12. A site-specific Acoustic Report prepared by a suitably qualified Acoustic Consultant is to be provided to certify that the design of each dwelling on Lots 700 - 702 complies with the "Quiet House Design" provisions under the Western Australian Planning Commission Policy 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning;
13. The standard of finish to the wall(s) built up to boundaries must be to the satisfaction of the adjoining owner(s) or, in the case of a dispute, to the satisfaction of the City.

COUNCIL

This Detailed Area Plan has been endorsed by Council under Clause 4.23.1(c) of Town Planning Scheme No.2

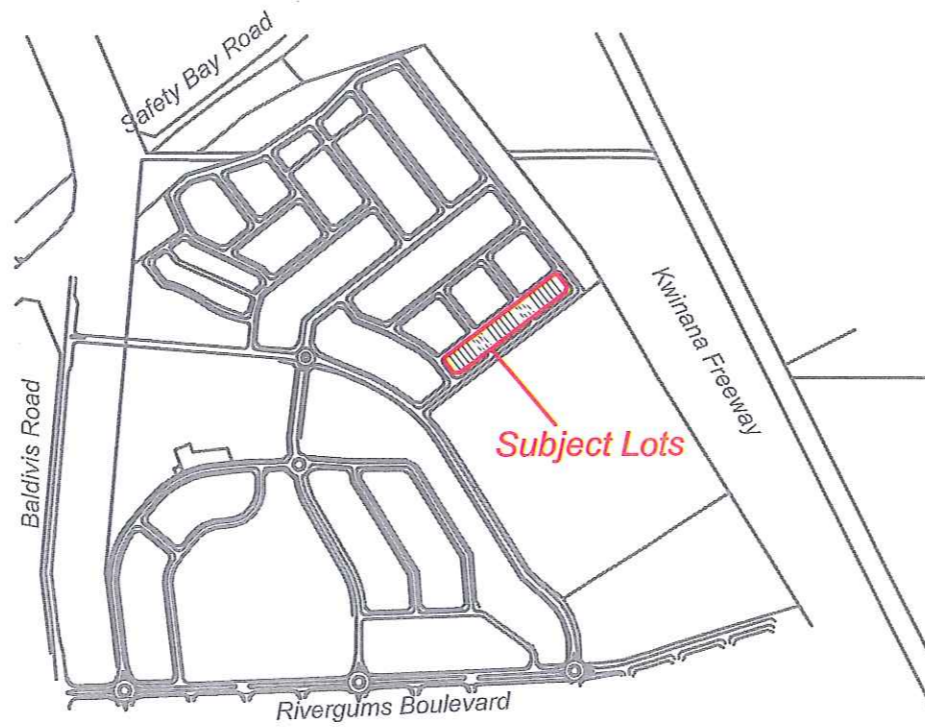
Manager Statutory Planning

Date

31/10/12

BUILDING SERVICES

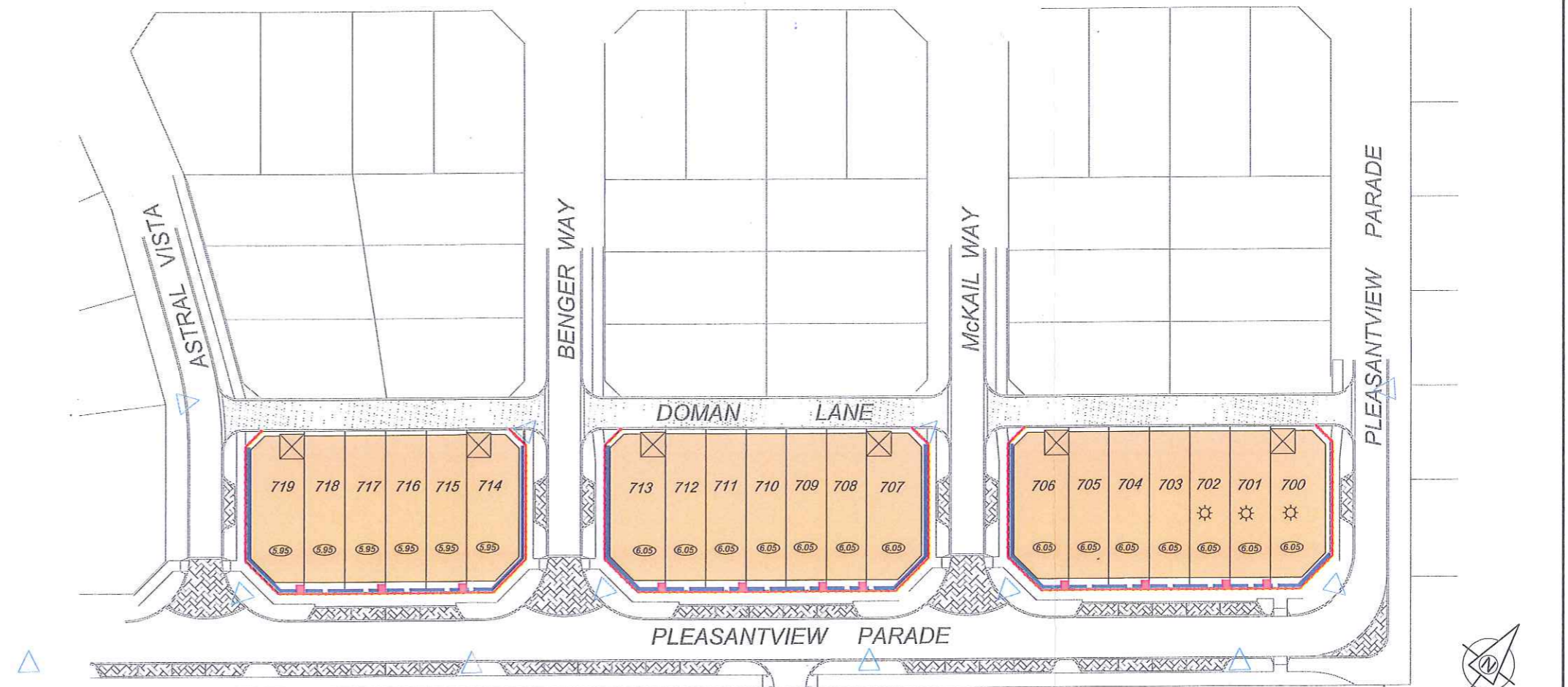
30/10/12



Detailed Area Plan

Lots 700 - 719 Pleasantview Parade, Balddivis
(WAPC: 144885)

- No Vehicular Access
- Mandatory Garage Location
- Building Envelope
- Lots which exceed noise target levels of WAPC Policy 5.4
- Retaining Walls
- Site Level
- Power Dome
- Street Light



Orientation

0 15 30 45 60

Scale 1:100 @ A3