

### STATEMENT OF INTENT

The Detailed Area Plan enhances the potential for solar access into outdoor living spaces by:

- allowing the dwelling to be brought forward thereby facilitating a larger rear outdoor living area on south-facing lots.
- facilitating outdoor living areas in the front setback areas of northern facing lots.

Such outcomes better provide for site and climate responsive development along with greater interaction with/surveillance of the street.

By applying a minimum front setback and removing the need for averaging, design and assessment processes will be simplified.

### DETAILED AREA PLAN (DAP) REQUIREMENTS

#### R-CODING

- A Residential Density Coding of R20 applies to all lots subject to the DAP.

#### SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- The Scheme and Residential Design Codes are varied as described in notations 4-9 below.
- The requirements of the Residential Design Codes shall be satisfied in all other matters.

#### SETBACKS

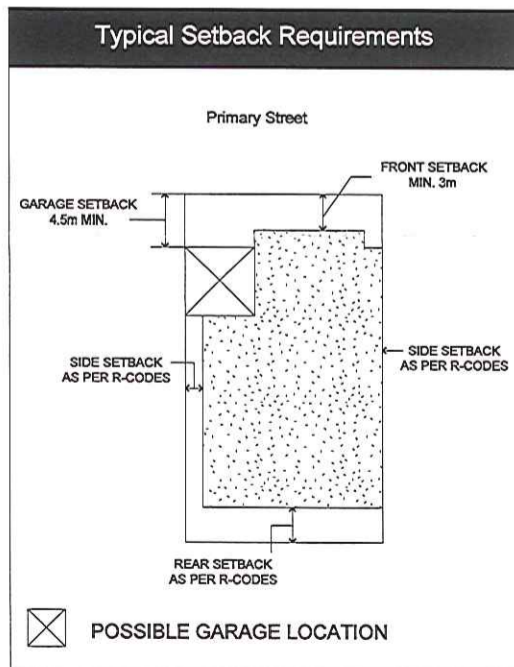
- A minimum dwelling setback of 3 metres from the primary street boundary of the lot is required.
- Minor incursions (as defined by the R-Codes) into the 3m setback are not permitted.
- Garages shall be set back a minimum 4.5m from the primary street boundary.
- All nil side setbacks shall be located a minimum 4.5m from the primary street boundary of the lot.

#### OUTDOOR LIVING AREA

- On northern facing lots as (identified by the DAP) an outdoor living area may be located in the front setback area where it takes the best advantage of the northern aspect of the site, subject to the provision of an enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling or garage with a minimum dimension of 1.5m with an internal area of at least 4sqm and not within the front setback.

#### PRIVATE OPEN SPACE

- A minimum provision of 45% open space on the subject lot is provided.



*JMCKay* 12-8-2009

This Detailed Area Plan has been approved by the Manager Statutory Planning

*[Signature]* 12/8/09  
Manager Statutory Planning Date

# Detailed Area Plan - Number 1 (Lot 105 Clyde Avenue)

SETTLERS HILLS ESTATE, BALDIVIS - PRECINCT J  
A STOCKLAND PROJECT

Taylor Burrell Barnett

plan: 88/049/1811  
date: 31/07/2009  
projection: NZM

designed: PF  
checked: PLANNER  
drawn: RM

scale: 1:4000@A3

0 40 80

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