

Enquiries: Mr Aaron Lucas
Our Ref: 136658 (DA13) AWL

13 May 2011

Taylor Burrell Barnett
PO Box 8186
SUBIACO EAST WA 6008



Dear Sir

Proposed Detailed Area Plan Stage 34 – Lot 9113, No Cawana Parkway LAKELANDS

The City has assessed the abovementioned Detailed Area Plan and I am please to advise that it has been approved.

I enclose an endorsed copy of the approved Detailed Area Plan for your records.

Should you have any queries regarding this matter please contact Mr Aaron Lucas on 95503945 or via email Aaron.Lucas@mandurah.wa.gov.au.

Yours faithfully



Fiona Mullen
Manager Planning and Land Services

DETAILED AREA PLAN R-CODE VARIATION

R-CODING

1. The Residential Density Coding is R40.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

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

DESIGN ELEMENTS

- The following matters apply to the development of lots affected by the Detailed Area Plan (DAP):
 - All houses and garages (including patios and gazebos) must be constructed within the nominated building envelope and achieve the required setbacks as per notation 5 below.
 - At least one major opening to an indoor living area is to be installed on the northern elevation of a dwelling in order to maximise solar orientation.
 - Houses are required to suitably address all adjacent street frontages to maximise visual surveillance. A secondary street elevation shall feature a suitable level of detail including windows, in a manner consistent with the primary street elevation. Its Lots 1007 and 1011 are designed as grouped dwelling sites, the dwellings are to provide suitable elevations to both street frontages.
 - Location of studios and/or balconies abutting Gardner Link (laneway) will be encouraged for increased surveillance through activity.
 - Dwellings on laneway lots shall be designed to address the primary street frontage with major openings and the main entry accessible via this frontage.
 - A minimum open space of 40% is applicable.

SETBACKS

- Setbacks for development shall be in accordance with the following: (Except where noted, all other setbacks shall be in accordance with the R-Codes)
 - Primary street setback (Malata Ridge):
 - Setback as per the R-Codes.
 - Laneway setback (Gardner Link):
 - Minimum 1.5m setback for house.
 - Minimum 0.5m setback for garage.
 - For Lots 1003-1006 and 1008-1011 (inclusive) a nil setback to a maximum two-thirds of the length of the western side boundary is permissible where indicated on the DAP. Upper level setbacks are to be as per the R-Codes.
 - For Lots 1002-1011, a 2.0m solar setback to the eastern side boundary is required.

VEHICLE ACCESS

6. Vehicle access to all Residential Lots 1002-1011 is only to be provided via Gardner Link (laneway).

NEIGHBOURHOOD CENTRE - LOT 1018

7.1 Purpose and Intent

- These Design Guidelines apply to Lot 1018 for a Mixed Use (residential/commercial) site with a strong relationship to both street edges. Residential would be sleeved with commercial uses fronting Picton Road and Malata Ridge at ground level.
- The following elements provide guidance to the Developer of Lot 1018 in preparing plans to be submitted to the City of Mandurah for planning approval.

7.2 Commercial Design Elements

- The commercial component of any development of Lot 1018 is to be contained within the building envelope indicated on the Detailed Area Plan.
- The commercial component of this development shall address both street frontages, with Malata Ridge treated as the primary frontage.
- Buildings shall be designed with a minimum of 3.2m ceiling height for commercial/non-residential use.

- 7.2.4 Windows shall be provided to the street elevation to overlook the streets.
- 7.2.5 The Developer is encouraged to incorporate awnings or verandahs over the adjacent footpath into the building design.
- 7.2.6 Building design shall give careful consideration to plant associated with any commercial use, and suitable measures taken to ensure noise, odour, light spill or other forms of nuisance is contained on-site where possible, or as otherwise approved by the City of Mandurah.
- 7.2.7 The building design is encouraged to incorporate vertical elements (i.e. multi-storey) at the Malata Ridge/Picton Road intersection to create a stronger, identifiable entry statement.
- 7.3 **Setbacks**
- 7.3.1 Setbacks for commercial development at the ground level shall be in accordance with the following:
 - Primary street setback (Malata Ridge and Picton Road):
 - Preferred nil boundary setbacks at the street frontages.
 - Maximum 2.0m street setback for commercial development.
 - Any other property boundary:
 - Commercial development shall have a minimum setback of 6.0 metres to any other property boundary.
- 7.3.2 Setbacks for residential/mixed-use development shall be in accordance with the following:
 - Primary street setback (Malata Ridge and Picton Road):
 - Minimum 2.0m, maximum 4.0m setback to both streets.
 - Any other property boundary:
 - As per the R-Codes.
- 7.4 **Car Parking and Access**
- 7.4.1 Crossovers shall be located at the most easterly position possible for residential car parking to access Malata Ridge. Crossovers shall be of sufficient dimension to allow vehicles to pass when entering/exiting the site, and shall be developed in accordance with Scheme or policy requirements.
- 7.4.2 Where the Developer proposes a mixed use development, Council shall consider reciprocal parking arrangements when assessing the total number of required car parking bays.
- 7.5 **Residential Development**
- 7.5.1 Residential development shall only be approved where it forms a component of a commercial development or is proposed as part of a mixed use development.
- 7.5.2 Any residential component developed on Lot 1018 shall be located vertically above or behind the commercial component, and shall not dominate either street frontage at ground level.
- 7.5.3 Where possible, residential development or car parking shall be located adjacent to the lot boundary shared with Lot 1019 to reduce the impact of building bulk and other impacts on adjoining residential development.
- 7.6 **Landscaping**
- 7.6.1 Any application for planning approval shall include a detailed landscaping plan that shall be implemented and maintained by the Developer/Owner.

ADMCE NOTE

RETAINING WALLS

- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any boundary retaining walls present.
- Dwellings are to be setback a minimum 1.5m from retaining walls and stair locations for double storey dwellings. Certification for load bearing walls must be obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.

NOTIFICATION TO PROSPECTIVE PURCHASERS

- The developer is required to give prospective purchasers a complete copy of the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

LEGEND

- Extent of Detailed Area Plan
- Building Envelope
- Vehicle Access Restricted
- Designated Nil Setback
- Preferred Driveway Access Points
- Building Orientation
- Retaining Wall Locations

LOCATION PLAN



CITY OF MANDURAH
 DATE 18/5/11
 APPROVED *[Signature]*



Detailed Area Plan - Stage 34

LOTS 1002-1011, 1014-1015 & 1018-1020 MALATA RIDGE, LAKELANDS

A PEET MANDURAH PROJECT

Taylor Burrell Barnett

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