

Detailed Area Plan R-Code Variation

The Scheme and R-Codes are varied as follows:

R-CODING

Density Coding is R25.

Planning approval is not required, but a Building License is required for the construction of a dwelling on all lots within the area covered by the Detailed Area Plan (DAP). Where variations to the provisions of the DAP (and R-Codes) are sought, an approval through a Codes Variation Application will be required.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The requirements to consult with adjoining or other land owners to achieve a variation to the R Codes described in this Detailed Area Plan are not required where the design complies with the following criteria.

DESIGN ELEMENTS

- All buildings (incl. patios and gazebos) must be located within the building envelopes depicted on the DAP.
- Dwellings must address the Primary Street by way of design, fenestration, entry and must contain major opening(s) to a living area and/or master bedroom. For Lot 2165 Yindana Boulevard is the primary street.
- For lots with multiple street frontage (Lots 2162 - 2165) the dwelling must address the Primary Street through design, fenestration, materials and major opening(s).
- Lot 2162 shall be suitably designed and orientated to ensure passive surveillance of abutting POS. Dwellings shall have one or more opening(s) to a habitable room and an outdoor living area facing the POS.
- No sheds or storage structures shall be visible from the public realm. Where lots abut the public realm any storage shall be incorporated into the main dwelling.
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless agreed with the adjoining property owner.
- A minimum provision of 45% open space is required.

DWELLING 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 is a minimum of 4.0m which can be averaged as per the R-Codes.
- A 2.0m minimum dwelling setback is required to the POS
- A nil side setback to the dwelling is permitted for 2/3 boundary length nominated on the DAP.
- Garages shall have a 0.5m minimum and 1.0m maximum setback from the mews.
- Dwelling (not including the garage or development above the garage) shall be setback to a minimum 1.5m from the mews.
- Lot 2165 side setbacks shall be as per the R-Codes.
- If Lot 2165 is designed as a group dwelling site, secondary street to be nominated by design.

GARAGES AND VEHICULAR ACCESS

- Designated garage locations on the DAP are mandatory.
- Development above garages may overhang the garage setback requirements and extend out to the dwelling setback line.
- Vehicle access is restricted where identified on the DAP.
- An alternative garage location to that shown as 'Preferred garage location' on the plan may be approved by the Principal Planner subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements

FENCING

- For Lots 2162 - 2165, fencing is to be provided by the developer integrated with the retaining walls for these lots. No modifications are to be affected apart from maintenance and repair in materials that are substantially identical with those used in the original construction.
- Where deemed necessary, front fence height is limited to a maximum height of 1.2m.

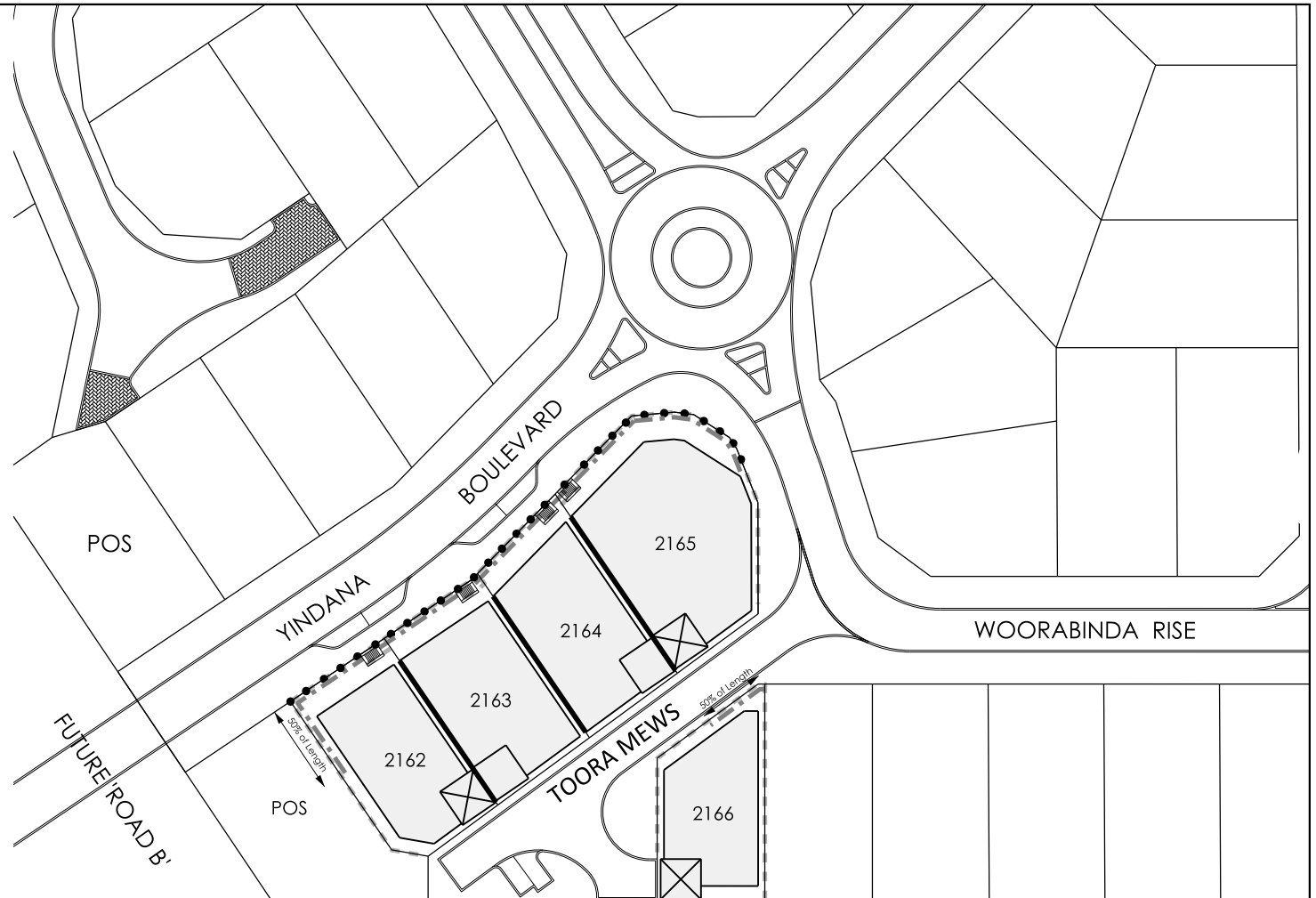
ADVICE NOTE

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 1.0m from retaining walls and stair locations for single storey dwellings and 1.5m 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 all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.



Endorsement Table

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner _____

Date _____

Legend

- Building Envelope
- Designated garage location
- Preferred garage location
- Nil building setback (restricted to lower level)
- Visually permeable fencing
- Retaining Walls
- Indicative stair access locations
- Vehicle access restricted

Detailed Area Plan Stage 21C

LOTS 2162 - 2166 YINDANA BOULEVARD, LAKELANDS
A PEET LIMITED PROJECT

TAYLOR BURRELL BARNETT

plan: 93/079/171D	designed: RS	scale: 1:1000@A4	<p>Taylor Burrell Barnett Town Planning & Design 187 Roberts Road Subiaco Western Australia 6008 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au</p> <p><small>© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, MICROFILM OR RECORDING WITHOUT PERMISSION IN WRITING FROM TAYLOR BURRELL BARNETT. ALL MEASUREMENTS AND DIMENSIONS DISPLAYED ARE SUBJECT TO DETAIL SURVEY.</small></p>
date: 13/05/2011	checked: PLANNER	0 10 20m	
projection: PCG 84	drawn: NM		