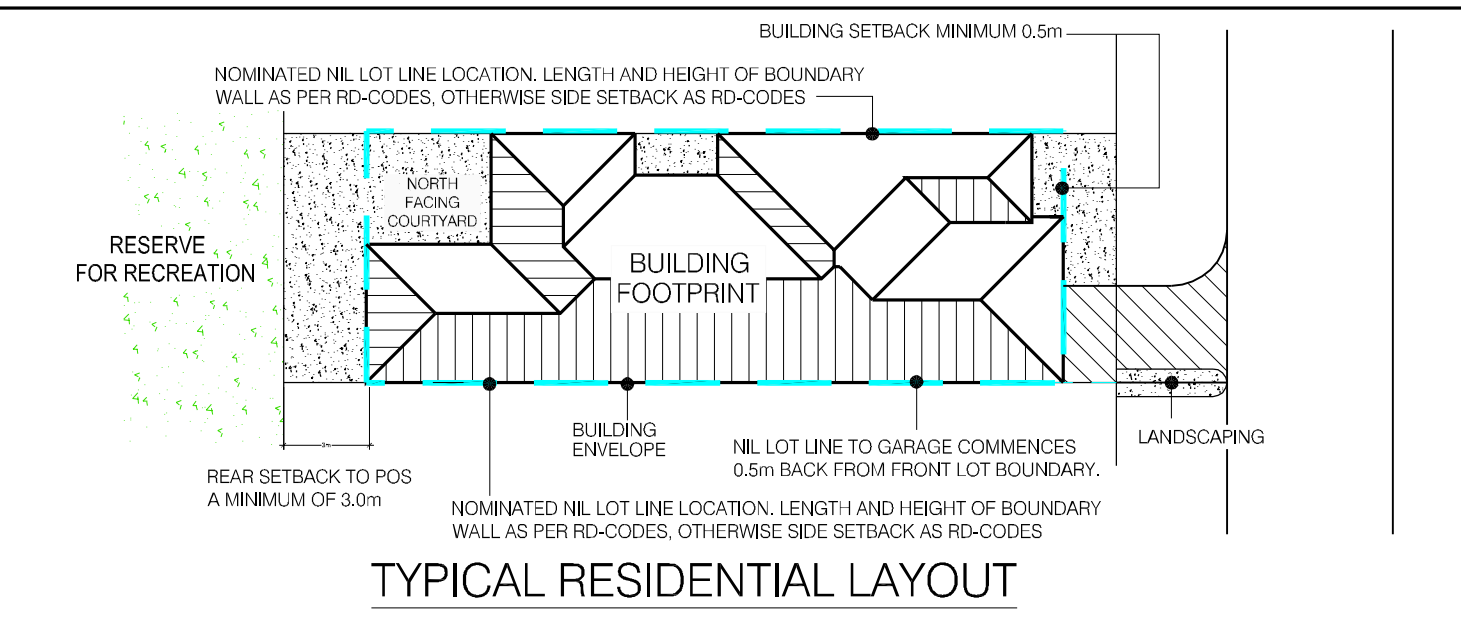


LEGEND

	Building Envelope		1m Setback		Gated Entry
	Designated Garage Location		1.5m Setback if major opening		Residential - Mixed Business
	Solar Courtyard location / Envelope		Visually Permeable Estate Wall		Two Storey Dwelling Encouraged
			No Vehicle Access		



DETAILED AREA PLAN

The Residential Design Codes and City of Gosnells Town Planning Scheme No. 6, Residential Development Urban Design Guidelines & Safe City Urban Design Strategy are varied in the following manner:

- All dwellings, and ancillary development must be within the building envelopes as depicted on the Detailed Area Plan (DAP).
- The requirements of the Residential Design Codes, Town Planning Scheme and relevant policies shall be satisfied in all other areas.
- Consultation with adjoining or other owners to achieve a variation to the Codes, as provided for by the DAP, is not required.
- Total site coverage is varied to allow for a maximum of 59.5%.
- All residential lots fronting Fraser Road North shall be setback from the road a minimum of 2m and average of 4m and shall be designed to survey the street.
- All residential lots abutting the open space shall be setback a minimum of 3m from the reserve.
- All residential lots siding onto either Amherst Road or Fraser Road North shall be setback a minimum of 1m, and 1.5m if there is a major opening as per the R-Codes.
- The building envelope of each residential lot, including the garage/carport is to be setback from the internal road a minimum of 1.0m.
- All garages/carports are to be located in accordance with the envelope as indicated on the DAP or as otherwise determined by the City of Gosnells.
- There shall be no vehicular access from the open space. Vehicular access shall only be from the internal road.
- Two Storey Dwellings with balconies are encouraged on the lots abutting the open space to improve surveillance of the open space.
- Privacy Provisions of the R-Codes do not apply to the boundary abutting the open space.
- At least one habitable room window to be located forward of the garage with a clear view of the primary street and at least one habitable room window to address the adjacent open space reserve.
- A nil side setback is permissible on both lot boundaries of each individual survey strata block unless to a secondary street. Maximum height and length of boundary walls are to be in accordance with the R-Codes.
- No Boundary Walls to be located within 2m of the Primary Street, except where a specific 0.5m side setback is outlined on the DAP.
- Solar courtyards should be located in the northern portion of the site as determined on the DAP.
- Front or side fencing forward of the building line is required to be visually permeable to a maximum height of 750mm from the ground level of the lot.
- Fencing to the rear of properties, abutting the private accessway is to be setback at a minimum of 0.5m to ensure good surveillance and manoeuvrability.
- In accordance with the City of Gosnells 'Canning Vale Outline Development Plan' for the area, Home Business / Office Use is encouraged on those lots fronting Fraser Road North.
- Lots 18 and 19 are to be developed with mixed business uses. Any residential buildings constructed on these lots are to be designed to accommodate commercial / mixed business uses requirements of the City of Gosnells.
- Those lots fronting either Amherst Road or Fraser Road North are to be designed to achieve passive surveillance of the abutting road. All boundary fences are to be constructed in a uniform manner in masonry material fitted with pedestrian gates as appropriate and are to be continuous along the boundary.

NOTE: The internal layout / design of each individual survey strata block is subject to amendment. The objective of this DAP is therefore to outline the location of the Access Road and Pedestrian Access Way and identify key development constraints such as street frontage, setbacks, garage location, courtyard location and orientation of the community centre site.

**DETAILED AREA PLAN C
DONCASTER STAGE 8
CITY OF GOSNELLS**

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

Manager, Planning Services _____ Date _____

CHAPPELL LAMBERT EVERETT

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DATE: 01.09.05
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