

## CITY OF BUNBURY

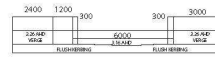
### LOCAL PLANNING POLICY – *DETAILED AREA PLAN (DAP) – LOT 100 #85-89 CLARKE STREET, BUNBURY*

|                                   |   |
|-----------------------------------|---|
| <b>PURPOSE:</b>                   | As adopted by Council on 12 December 2006 and to satisfy Condition 1 of the Western Australian Planning Commission subdivision approval dated 3 October 2006 which requires the preparation of a Detailed Area Plan (DAP).<br>From an amenity perspective, the purpose of the policy is to establish relatively high residential design standards for small lots in particular and to generally promote a quality development as far as possible. |
| <b>OBJECTIVES:</b>                | To provide guidelines in the design and construction of dwellings and outbuildings on the subject site while introducing design elements which promotes a quality development on the subject site.  |
| <b>GUIDELINES:</b>                | <b><i>Refer Attached Plan</i></b>   |
| <b>COUNCIL DECISION NO/ DATE:</b> | 235/06 12 December 2006   |
| <b>SOURCE OF POLICY</b>           | Development Services  |
| <b>REVIEW RESPONSIBILITY:</b>     | Development Services  |
| <b>REVIEW DATE:</b>               | June Annually or As Required  |

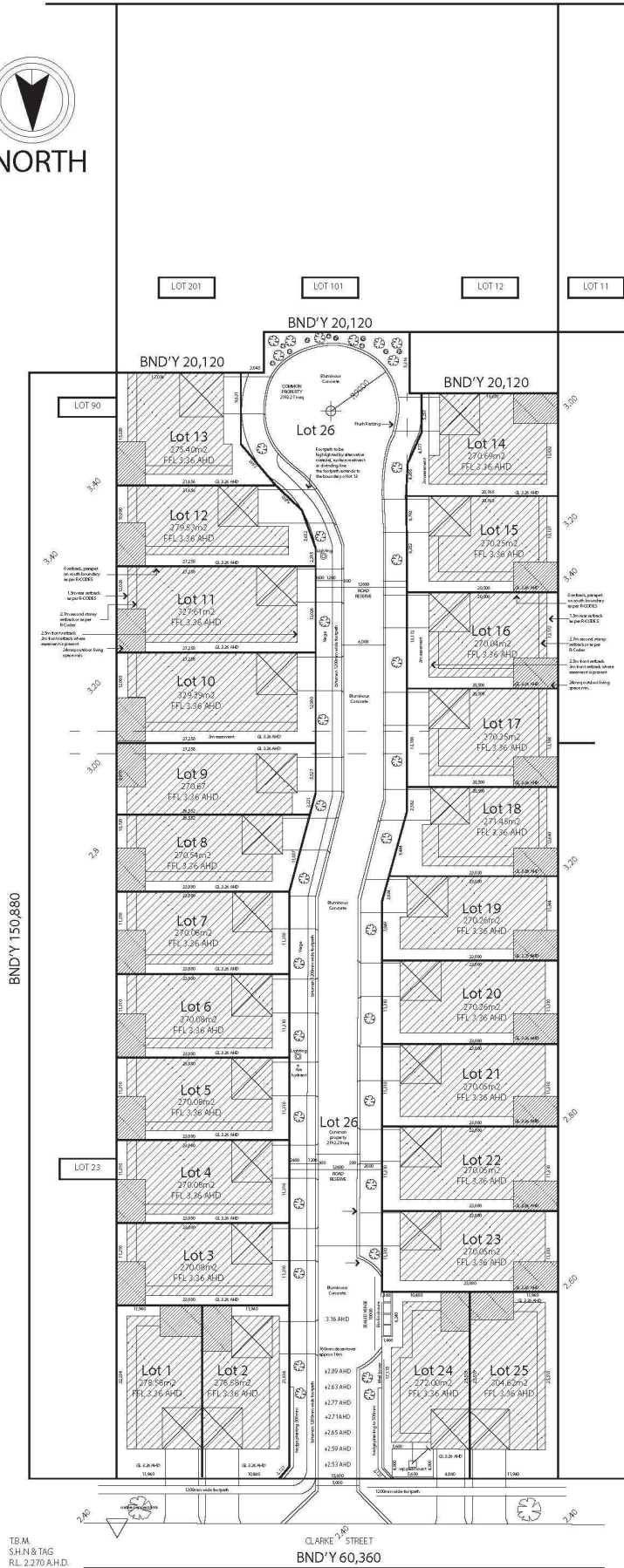
#### **Disclaimer**

*While all care has been taken to portray an accurate depiction of the current Local Planning Policy, no responsibility shall be taken for any omissions or errors in this document.*

*It is advised that the City of Bunbury, Development Services be consulted in regard to an up-to-date interpretation of the Local Planning Policy.*



ROAD C-SECTION  
1:100



## Detailed Area Plan R Code Variations

Detailed Area Plan  
R Code Variations

All dwellings, patios and carports are to be located within the building envelopes unless otherwise approved by council.

Soakwells/onsite drainage for proposed dwellings to be located within the front setback to the access/driveway to the satisfaction of the City Engineer.

The Town Planning Scheme and R Codes are varied in the following manner:  
The requirements of the R codes are varied as shown on this plan.  
The requirements of the R Codes and Town Planning Scheme shall be satisfied in all other matters.  
Consultation with adjoining or other landowners to achieve a variation of the R Codes in accordance with the approved Detail Area Plan is not required.  
Density coding is R30.

Alternative carport locations to that shown on the plan may be approved by the Manager Development Services Senior Planner or Senior Building Surveyor subject to the development meeting solar orientation and statutory requirements.

Dwellings shall have a 2.5m minimum front setback.  
Dwellings shall have a 2.5m minimum rear setback.  
Dwellings shall have a 1.5m solar setback on the north facing boundary.  
Dwellings may have a zero setback on the southern boundary.  
Carport and Garages shall have a minimum front setback of 3.0m.  
The minimum open space is 24m<sup>2</sup>.

Building envelopes may be subject to the constraints of a retaining wall.  
Verandahs and porches may project not more than 1.0m into the front building setback area in accordance with Sub Clause 3.2.2 P2 of the R Codes.  
Variations of the Detailed Area Plan is not permitted except with the written approval of Council after it has consulted abutting land owners.  
The requirements of the R Codes shall be satisfied in respect of privacy matters for second storey development.

MODIFIED IN ACCORDANCE

WITH COUNCIL RESOLUTION 251/09

(15/12/2009)

T.B.M  
S.H.N & T.A.G  
R.L. 2270 A.H.D.

CLARKE STREET  
BND'Y 60,360

PROPOSED SITE PLAN  
1:200

SITE PLAN  
FOR LOTS 24,25&26  
CLARKE STREET  
BUNBURY

DEVELOPED DESIGN  
DATE: 22/12/06  
DRAFTED: ALLEWIS  
(08) 9721 8286 mob: 0404 248316

PROPOSED SITE PLAN  
SCALE 1:200