



## DETAILED AREA PLAN (DAP) I - LOTS 151, 152, 153, 191, 192, 218, 219, 220, 221, 222, 223, 224, 225, 226 AND 234 WANDI



LOCAL LOCATION  
SCALE 1: 10000

Unless otherwise defined below, all development shall be in accordance with the Town of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Wandai (north) Local Structure Plan.

Unless varied below, the R60 provisions apply to Lots 221 to 226 and Lot 234. The R30 provisions apply to all other Lots subject to this Detailed Area Plan.

### Setbacks

- Primary Street - minimum 2 metres, maximum 5 metres. For Lot 191 only a minimum 2 metre and maximum 4 metre setback applies to the length of the street frontage.
- Side - Nil setbacks are permitted to one boundary where identified on the Detailed Area Plan. Nil side setbacks are permitted to both side boundaries for Lots 226, 225, 224, 223 and 222 only. All other side setbacks are to be in accordance with the Residential Design Codes.

### Dwelling Orientation

- Where lots abut public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space, in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.

### Fencing

- Fencing within the front setback area and abutting public open space shall be visually permeable above 1.2 metres and shall be of a high standard to the satisfaction of the Town of Kwinana.
- For Lot 191, visually permeable fencing in accordance with the Residential Design Codes shall be provided along the length of the street frontage.

### Open Space

- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space to at least one boundary, to provide for the passive surveillance and treatment of the public open space.
- The minimum private open space required for each lot may be reduced to 30% subject to a 25m<sup>2</sup> outdoor living area being provided with a minimum dimension of 4 metres.

### Garages

- Garage door widths may extend more than 50% of the width of the lot given garage doors do not exceed 6 metres.
- Garages shall be located within the designated areas as depicted on the Detailed Area Plan.

### Porticos

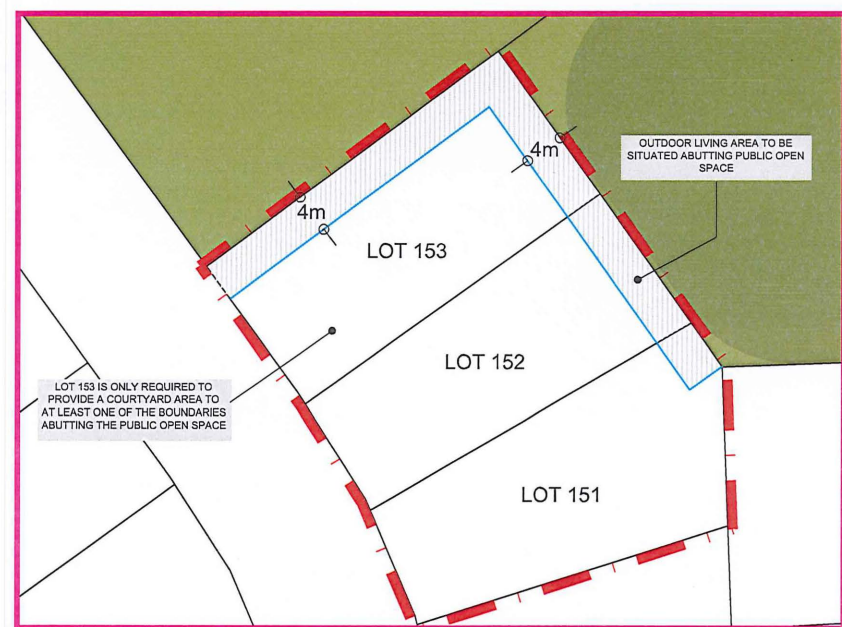
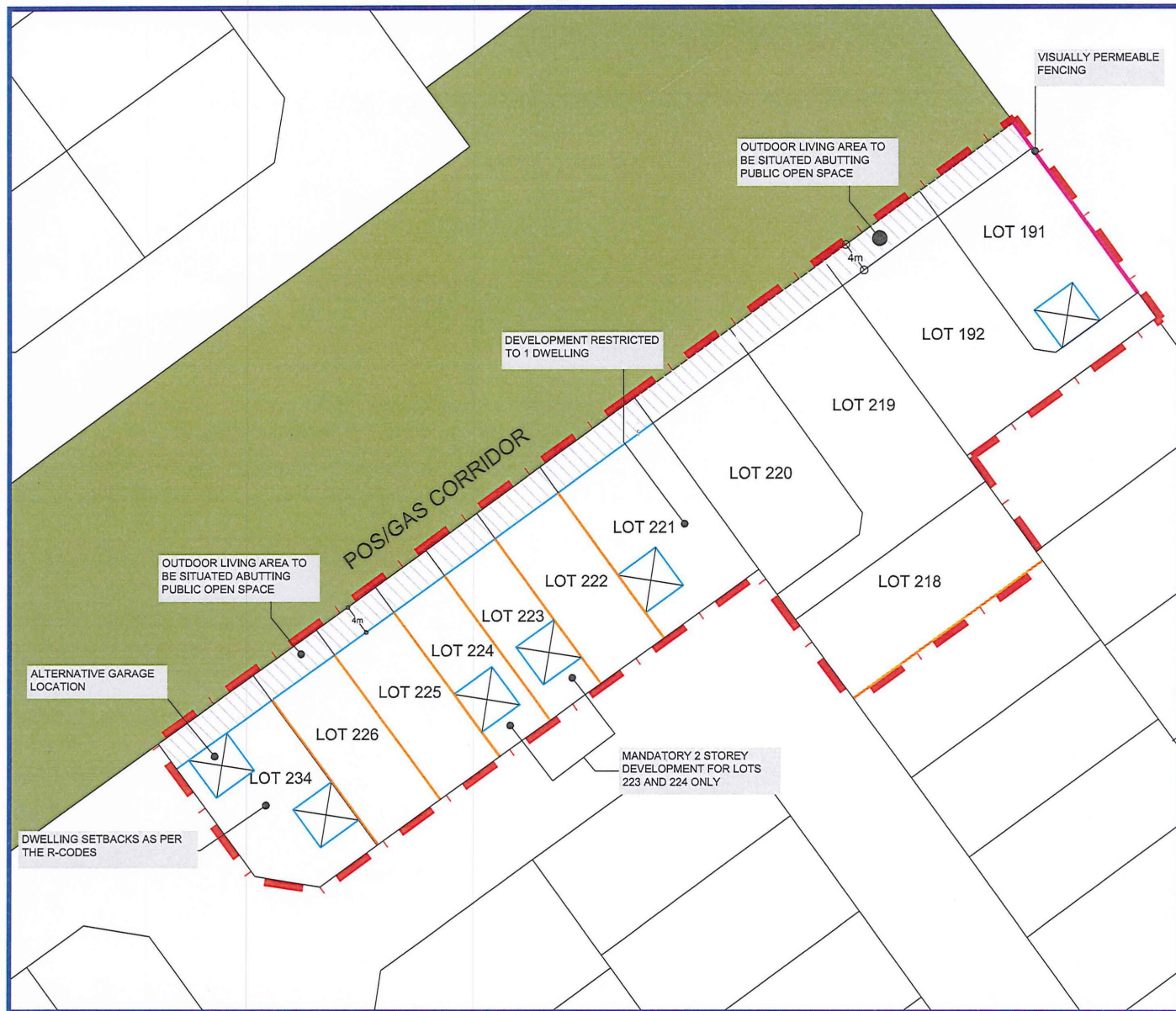
- For Lots 222, 225 and 226 only, where single storey dwellings are constructed, porticos are to be provided and situated in front of garages within the setback area. Porticos are to be setback a minimum of 2 metres. Where double-storey dwellings are constructed this provision does not apply.
- Where porticos are provided, they are to be constructed so they provide a clear indication of the dwelling entrance and are the dominant feature of the façade. The use of render and roof form should be incorporated to provide interesting and varied elevations. The design and materials of porticos are to be to the satisfaction of the Town of Kwinana.
- Where porticos are provided, they should be constructed so they extend a minimum of 300 millimetres above the roofline of the garage.

### Solar Orientation

- Dwelling design and orientation is to maximise opportunities for solar access and responsiveness to climatic conditions.
- Outdoor living areas should be located in the northernmost or easternmost location where appropriate, in order to maximise solar passive design.

### Other

- Clothes drying areas shall be screened from public view.
- Dwelling entrances are to provide adequate surveillance to the street, through the use of window features and other such mechanisms.
- For Lots 223 and 224 only, dwellings are to be constructed as two-storey.
- Dwellings on Lots 218, 221 to 226, and Lot 234 are to be constructed with a store area (minimum 4m<sup>2</sup>) under the main roof of the residence or garage and shall be accessible from either the exterior or within the garage.
- Sheds and outbuildings that do not match the construction materials and colours of the dwelling are not to be visible from the primary street or adjoining public open space.



### LEGEND

- SUBJECT SITE
- NIL SIDE SETBACKS
- DESIGNATED GARAGE LOCATIONS

This Detailed Area Plan has been approved by Council under the provisions of the Town of Kwinana Town Planning Scheme No. 2 and the Wandai (north) Local Structure Plan.

Principal Planner:

Date: 8/11/10

