



## DETAILED AREA PLAN (DAP) 2 - LOTS 155 - 160 LYON ROAD, WANDI



LOCAL LOCATION  
SCALE 1: 8000

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 Wandí (north) Local Structure Plan.

Unless varied below, the R10 provisions of the Residential Design Codes apply to all Lots subject to this Detailed Area Plan.

### Setbacks

- Front - 10 metres
- Rear - in accordance with the R20 provisions of the Residential Design Codes
- Side - 1.5 metres

### Building Envelopes

- All buildings are to be contained within the building envelopes defined on the Detailed Area Plan, unless otherwise approved by Council.
- A 1.5 metre building exclusion zone shall be applied from the 10 metre front setback line to ensure dwellings are adequately separated from the adjoining Revegetation/Landscape Protection Buffer. No development is to occur within this area with the exception of low intensity landscaping and/or pavement areas.

### Landscaping

- A 10 metre wide Revegetation/Landscape Protection Buffer is to be provided along Lyon Road, in accordance with the WAPC Subdivision Approval (140239) Condition 35.
- Rehabilitation of the Revegetation/Landscape Protection Buffer is to be in accordance with the approved Revegetation Plan, available from the Town of Kwinana.
- The use of native waterwise planting should be maximised and should seamlessly link into verge plantings.
- Where possible, informal paving materials (eg. gravel or crushed limestone) should be used instead of turf.
- The use of turf/lawn within the Revegetation/Landscape Protection Buffer and 1.5 metre building exclusion zone is not permitted.
- No indigenous trees, shrubs, or other substantial vegetation may be removed from the revegetation / landscape buffer area without the prior written approval of Council.

### Solar Orientation

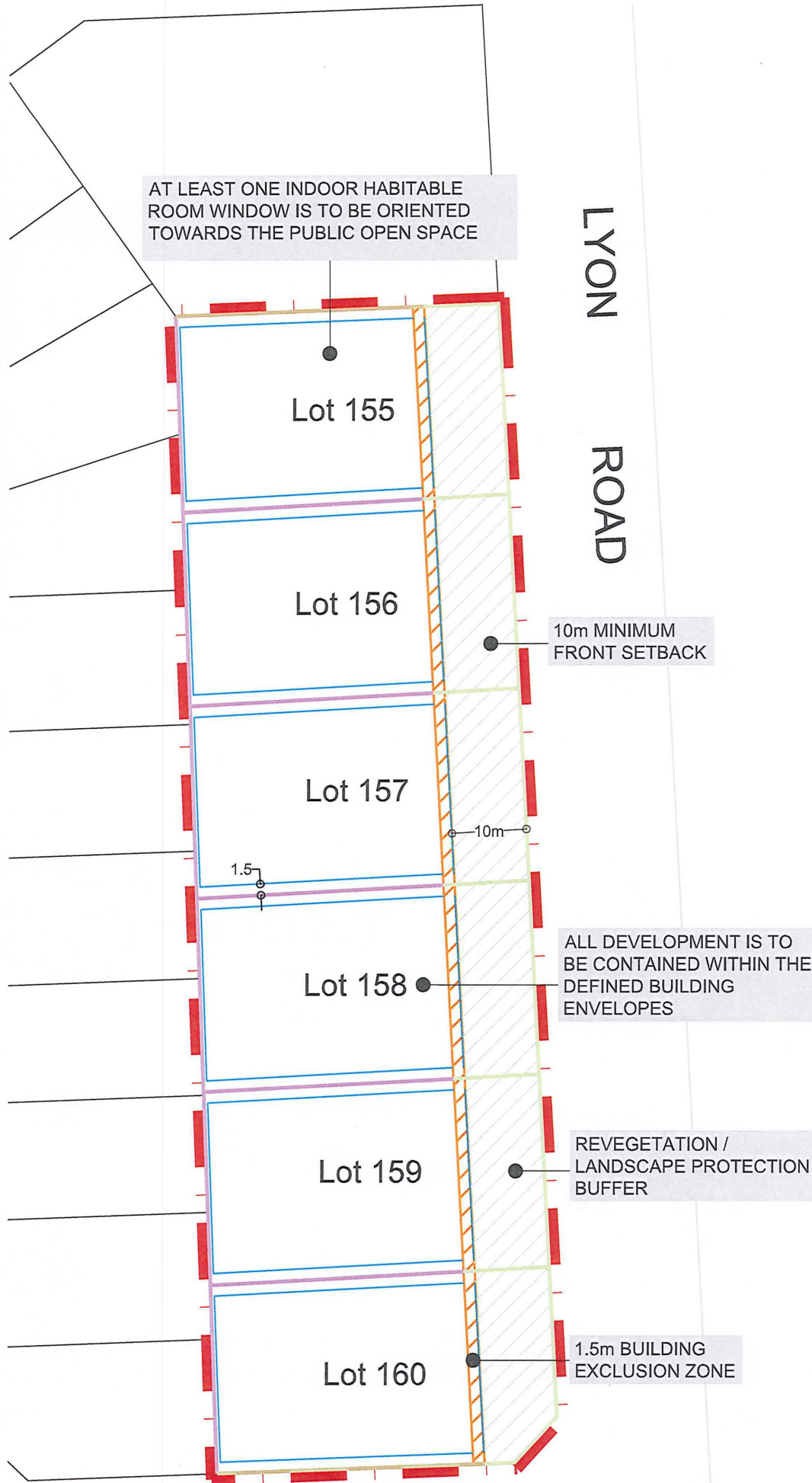
- Dwelling design and orientation is to maximise opportunities for solar access and responsiveness to climatic conditions.
- » Outdoor living areas shall be positioned with a northern aspect to maximise opportunities for solar access.

### Dwelling Orientation

- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- Lot 155 shall be designed to incorporate the outdoor living area and at least one window to a habitable room being oriented towards the the adjoining public open space to ensure the passive surveillance of this area is achieved.

### Other

- Maximum crossover width is to be 6 metres and located to minimise impacts on the revegetation / landscape buffer area.
- Outbuildings are to be screened from view from the Primary Street and areas of public open space where they are not constructed of similar materials to the dwelling.
- Outbuildings shall be constructed of materials and colours which are visually sympathetic to the main dwelling.
- Fencing abutting Public Open Space shall be visually permeable above 1.2 metres.
- All fencing within the front setback area shall be of a rural style and of an open nature in accordance with the rural fencing specifications of the Town of Kwinana Fencing Local Law.



### LEGEND

- SUBJECT SITE
- BUILDING ENVELOPE
- ▨ REVEGETATION / LANDSCAPE PROTECTION BUFFER
- ▨ 1.5 METRE BUILDING EXCLUSION ZONE
- RURAL STYLE FENCE
- ESTATE FENCE (COLOURBOND)
- ESTATE WALL / FENCE

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

Principal Planner:

Date: 8/11/10

