

PROVISION – DAP Stage 22

The provisions addressed below and on the adjacent plan relate to Stage 22 of The Village at Wellard approved by WAPC reference 141159 (Lots 168 – 210 & 228) and 143621 (Lots 382 – 410), Wellard.

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standard represents variations to the Residential Design Codes and constitutes Acceptable Development requirements pursuant to the Codes.

1. GENERAL PROVISIONS

R-Coding	
Residential R30 (Cottage)	
Residential R40 (Cottage/Parkland)	

2. R-CODE VARIATIONS

Minimum Open Space:	30%
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3. SETBACK PROVISIONS

	Minimum	Maximum
Dwelling – Primary Street – POS	2.0m 3.0m	4.0m 6.0m
Secondary Streets (includes lots abutting PAW's)	As per R-Codes	
Rear laneway – Dwellings		
i. Ground Floor	1.5m	n/a
ii. First Floor	Nil	n/a
Garage Setbacks	0.5m	1.5m
Side: Southern and Western Boundary		
i. Ground Floor	Nil*	
ii. First Floor	As per R-Codes	
* Nil setbacks for ground floors are permitted on the side southern and western boundaries depending on lot orientation.		
Side: Northern and Eastern Boundary		
i. Ground Floor	As per R-Codes	
ii. First Floor		
Boundary Walls (Parapets)	Boundary walls are permitted on both side boundaries (with the exception of side street and PAW boundaries) for: - A maximum of 9m on the northern and eastern side boundaries. - The length of the southern and western boundaries.	

4. BUILDING FORM & ORIENTATION

- The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Street Orientation' arrow shown on the DAP. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Street or POS, whichever applies.
- The design of dwellings on applicable lots shall include a side elevation which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the DAP. The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.

5. VEHICULAR ACCESS AND GARAGES/CARPORTS

- On lots identifying a Recommended Garage Location, an alternative garage location may be approved by the City of Kwinana subject to the design meeting solar orientation principles, design guidelines and any other statutory requirements to the satisfaction of the City.
- All lots with access to rear laneways shall obtain vehicular access from the laneway only.
- All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.

6. UNIFORM ESTATE BOUNDARY FENCING

- Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

7. INCIDENTAL DEVELOPMENT

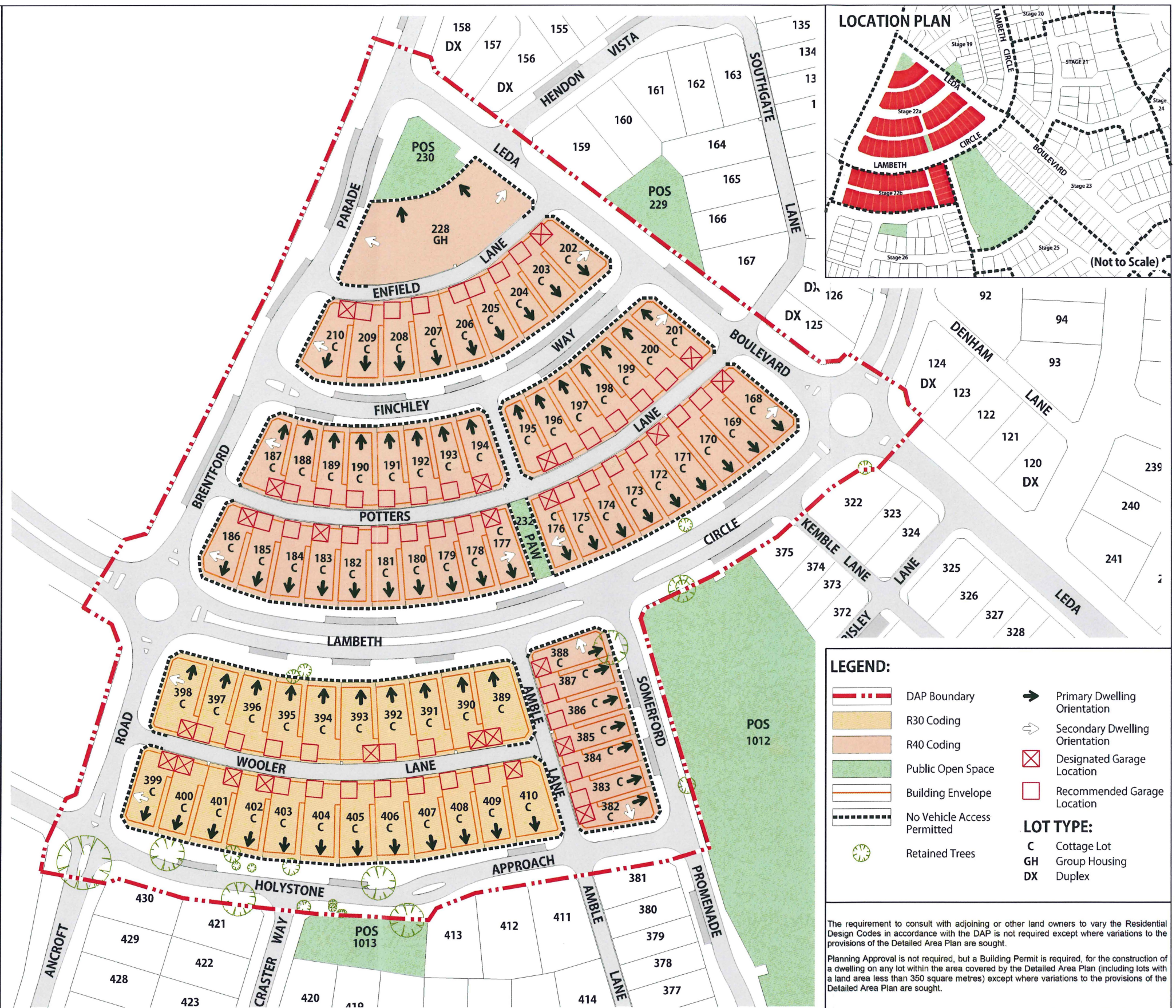
- An outdoor living area with a minimum of 30sqm, a minimum dimension of 4m and directly accessed from a living area is to be provided in accordance with the Residential Design Codes located to best facilitate winter solar penetration.
- Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- Cottage lots are to be constructed with a store area (minimum 4sqm) under the main roof of the dwelling or garage and be accessible from either the exterior or within the garage.

8. TREES

- Trees identified on the DAP are located within road reserve and are the property of Council.
- Trees shall not be removed without the prior written consent of Council.

9. 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.



DETAILED AREA PLAN - STAGE 22

The Village at Wellard

A PEET Limited and Department of Housing Joint Venture

PEET

ENDORSEMENT OF REGISTERED TOWN PLANNER

This Detailed Area Plan has been adopted by Council and signed by the Principle Planner.

SIGNATURE:  DATE: 16/4/13

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NORTH  Scale 1: 1500 @ A3 0 15 30 45 60 75 metres	
COMPILED: DPS, FUGRO, TABEC	DRAWN BY: LW
DATE: 20/9/2012	REVISED: 13/03/2013
GRID: MGA 50	DATUM: AHD
DRAWING NUMBER: PACWE-4-001e	JOB CODE: PACWEDAP
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The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the DAP is not required except where variations to the provisions of the Detailed Area Plan are sought.

Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan (including lots with a land area less than 350 square metres) except where variations to the provisions of the Detailed Area Plan are sought.