

DAP PROVISIONS - Stage 28

The provisions addressed below and on the adjacent plan relate to Stage 28 of The Village at Wellard, 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

a) R-Coding	Residential 'R20' (Traditional)
	Residential 'R30' (Cottage)

2. R-CODE VARIATIONS

a) Minimum Open Space:	R20	45%
	R30*	30%
b) Minimum Outdoor Living:	R30 (refer section 7)	30m ²

3. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling		
Primary Dwelling Orientation		
R20	3.0m	5.0m
R30	2.0m	-
Lane	Nil	-
b) Garage Setbacks		
Lane	0.5m	1.5m
c) Boundary Walls (Parapets)	For R30 lots boundary walls are permitted to both side boundaries (with the exception of side street boundaries) for: - A maximum of 9m in length on the northern side boundary. - The length of the southern side boundary.	

NOTES

* Site coverage includes the floor area of: all buildings, alfresco and permanent covered patio areas, and outbuildings.

4. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the DAP. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Dwelling Orientation.
- b) 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.
- c) Where possible, dwellings are to be designed to take advantage of northern solar orientation.

5. VEHICULAR ACCESS AND GARAGES/CARPORTS

- a) 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.
- b) Designated crossovers and garages apply to some lots as identified on the DAP.
- c) All lots with access to rear laneways shall obtain vehicular access from the laneway only.
- d) All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.

6. UNIFORM ESTATE BOUNDARY FENCING

- a) 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

- a) 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.

8. TREES

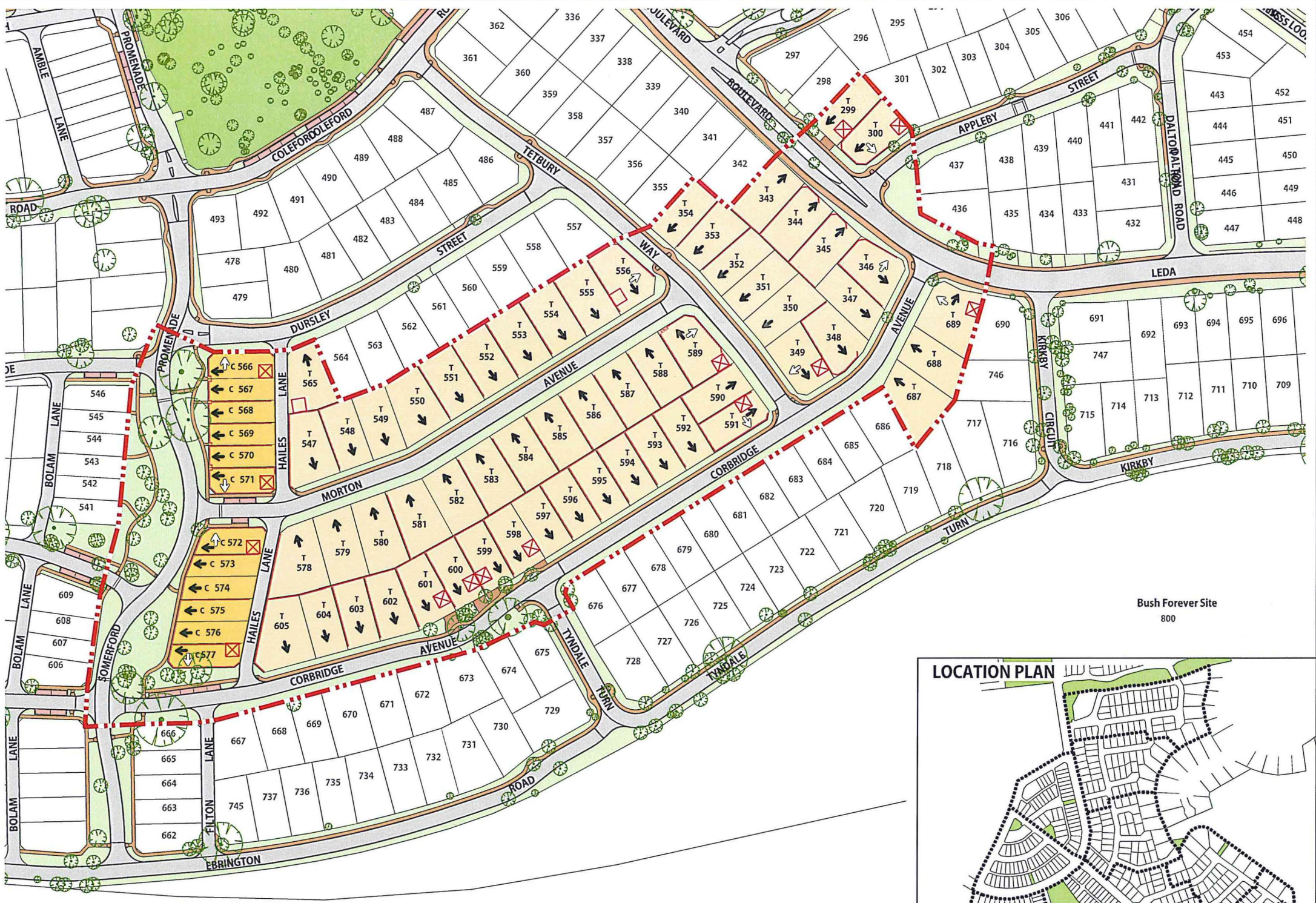
- a) Trees identified on the DAP are located within road reserve and are the property of Council.
- b) Trees shall not be removed without the prior written consent of Council.

9. NOTIFICATION TO PROSPECTIVE PURCHASERS

- a) 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.

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.



LEGEND:

- DAP Boundary
- R20 Coding
- R30 Coding
- Public Open Space
- Retaining Wall



- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location
- Recommended Garage Location

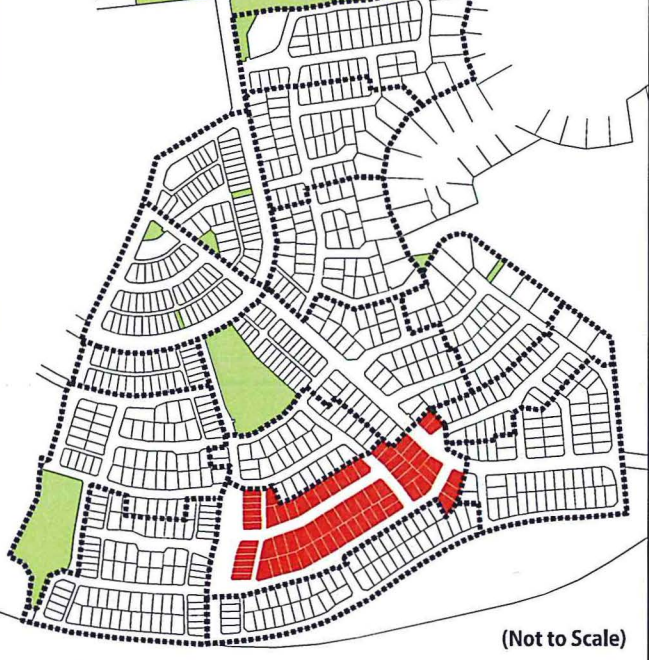


- Designated Crossovers
- Retained Trees

LOT TYPE:

- T Traditional Lot
- C Cottage Lot

LOCATION PLAN



DETAILED AREA PLAN - STAGE 28

The Village at Wellard

A PEET Limited and Department of Housing Joint Venture



ENDORSEMENT OF REGISTERED TOWN PLANNER

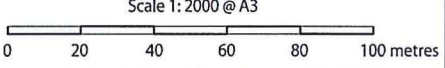
This Detailed Area Plan has been adopted by Council and signed by the Principle Planner.

SIGNATURE: [Signature] DATE: 15/7/2013

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Scale 1: 2000 @ A3



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