




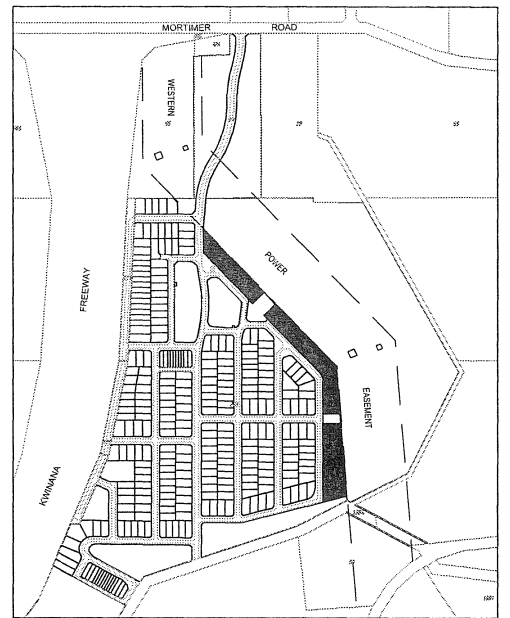


Driveways/Crossovers to Lots 394 and 395 to be constructed in accordance with this Detailed Area Plan.

LEGEND

-  Designated Garage Location
-  Visually Permeable Uniform Fencing
-  Visually Permeable Side Fencing
-  Outdoor Living Area
-  Lots subject to Detailed Area Plan



LOCATION PLAN

General Design Guidelines

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Detailed Area Plan (DAP) comprise additional Residential Design Code "Acceptable Development" provisions. Unless varied in the DAP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, Town of Kwinana Town Planning Scheme No. 2 and/or local planning policies.

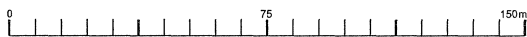
For Lots 392 to 417 and Lots 419 to 429 the following design requirements shall apply:

1. At least one outdoor living area with a minimum area of 30m² and a minimum dimension of 4 metres is to be provided abutting the Public Open Space (Western Power Easement) to provide for passive surveillance (excluding Lot 393).
2. Dwellings are to be orientated so that at least one habitable room is facing towards the public open space (Western Power Easement) to provide passive surveillance of the public open space (excluding Lot 393). However, the main dwelling entrance will face the primary road frontage.
3. Fencing along the rear boundaries for all lots and side boundary for Lot 392 where it adjoins Public Open Space (Western Power Easement) and the side boundary for Lot 393 where it abuts the road reserve, shall be visually permeable from 0.35m above ground level to 1.8m high (limestone pillars with pool fence infill) and be constructed to a high standard and maintained thereafter to the satisfaction of the Town of Kwinana.
4. Uniform fencing to be provided for Lots 401, 402, 417 & 419, behind the front building line, where the side boundary adjoins Public Open Space or a Public Access Way as shown on the DAP. Fencing shall be visually permeable from 1.2 metres above ground level to 1.8 metres high (limestone pillars with pool fence infill). Fencing adjacent to Outdoor Living Areas to be limestone pillars with solid infill. Fencing to be constructed to a high standard and maintained thereafter to the satisfaction of the Town of Kwinana.
5. Sheds and outbuildings that do not match the construction materials and colours of the dwellings are not to be visible from the adjoining public open space (Western Power Easement) and other public open space (adjoining Lots 393, 401, 402 and 429) and pedestrian access way (adjoining Lots 417 and 419).
6. Balconies (if proposed) are to be designed to overlook public open space (Western Power Easement).
7. Garages for Lots 392, 394, 395, 401, 402 and 429 shall be located within the designated area as shown on the DAP. Driveways/crossovers for lots 394 and 395 shall be constructed within the designated location identified on the DAP.
8. No dwelling walls shall be permitted on any boundary abutting public open space and pedestrian access way.
9. Clothes drying area shall be screened from public view.

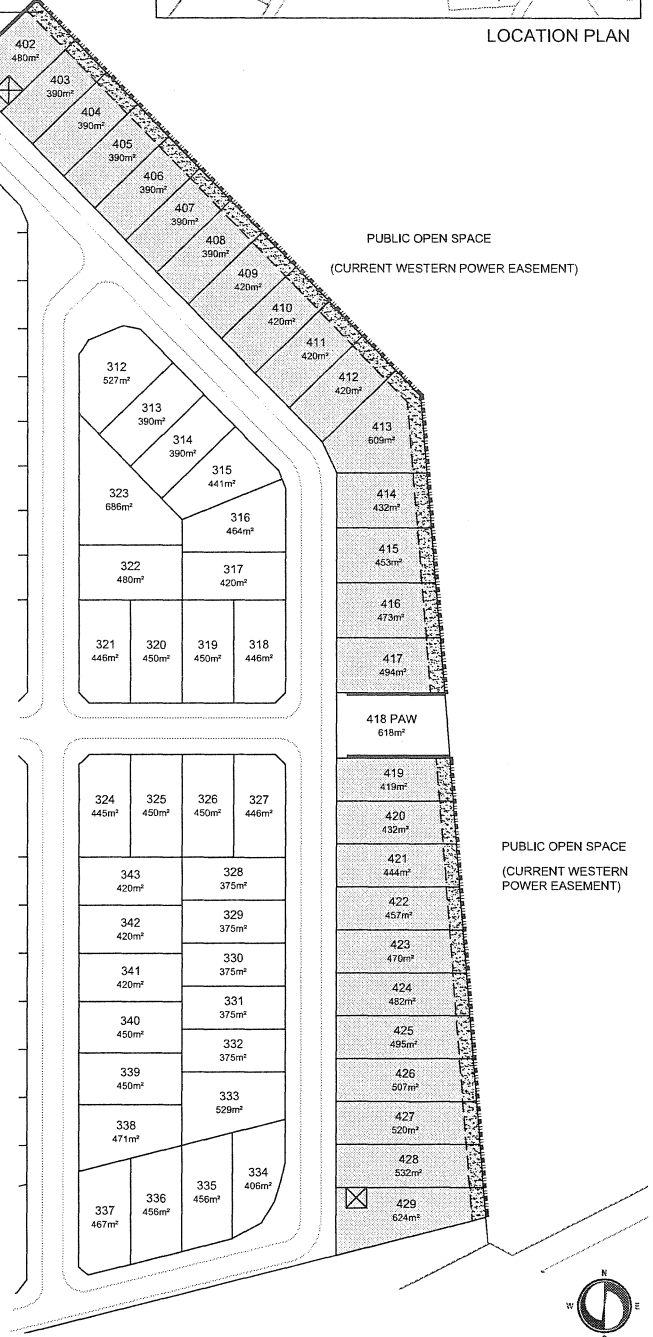
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the DAP is not required.

This Detailed Area Plan has been adopted by Council and signed by the Principal Planner:

 3/4/2012.
Principal Planner: _____ Date: _____
Town of Kwinana



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DETAIL AREA PLAN (DAP 1.)
LOTS 392 - 417 AND 419 - 429
SUNRISE ESTATE - WELLARD EAST

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DATE:	21.03.12	SCALE AT A3:	1:1500
DESIGNED:	FC	CHECKED:	LE
DRAWN:	FC	APPROVED:	LE
LOCAL AUTHORITY			
TOWN OF KWINANA			
PROJECT-PHASE-PLAN NUMBER	REVISION		
P02016 - 001 - DAP 001	D		