



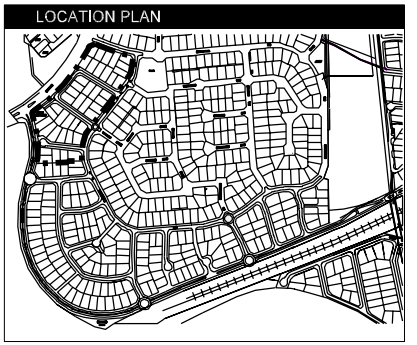
**LEGEND**

**LOT TYPES**

T - Traditional

●—● Uniform Fencing by Developer  
(to be open style and no vehicle access)

NOTE: Road names within Stage 14 subject area are shown for information purposes only. Road names are awaiting approval from Geographic Names Committee, DLI.



- DETAILED AREA PLAN R-CODE VARIATIONS**
- The District Town Planning Scheme and R-Codes are varied in the following manner;
- The dwellings (including patios and gazebos) must be located within the building envelopes where shown;
  - The requirements to consult with adjoining or other land owners to achieve these variations of the R-Codes is not required;
  - Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area;
  - Sheds and outbuildings are to be constructed of similar materials and colours as the dwelling where they are visible from the street or public open space;
  - Trees identified on the Detailed Area Plans require planning approval prior to removal;
  - Council has discretion to vary the provisions of the Detailed Area Plans (including setbacks and garage locations) to improve solar penetration;
  - Compliance with the provisions of the Detailed Area Plan negates the requirement to obtain planning approval for lots less than 350m<sup>2</sup> in area;
  - The following requirements shall apply to Traditional Lots:
    - The minimum primary street setback shall be 3.0m with an average ranging between a minimum of 4m and a maximum of 6m;
    - The minimum garage setback shall be 2.0m from the primary street where vehicles are parked parallel to the street alignment;
    - A minimum of 45% private open space is applicable;
    - A minimum Outdoor Living Area of 30m<sup>2</sup> is applicable. Outdoor Living Areas shall have a minimum dimension of 4.0m and be located to maximise solar penetration from the north.

PROJECT

# Stage 14 - The Village at Wellard

## Detailed Area Plan

CLIENT	DRAWN BY	AMENDMENT	DESCRIPTION	DATE	APPROVAL
PEET & CO	T.B.				
DATE	PLAN NUMBER	SCALE			
29 MAY 2006	02/019/067A	1:2000			

20m 0 20 40 60m

**TAYLOR BURRELL BARNETT**

Town Planning and Design  
 187 Roberts Road Subiaco  
 Western Australia 6008  
 Telephone: (08) 9382 2911  
 Facsimile: (08) 9382 4586  
 admin@tbcplanning.com.au