

RD-CODE VARIATIONS APPLICABLE TO ALL DAP LOTS

R Code

- The R-Code of the Traditional and Parkside Traditional lots is R20.
- The R-Code of the Cottage and Grouped Housing lots is R40.

Design Elements

- Dwellings (including patios and gazebos) must be located within the building envelopes as defined by the setback requirements.
- Dwellings are required to suitably address all adjacent streets, public open space frontages and the PAW through the use of major openings to habitable room.
- Outdoor living areas and at least one major opening shall, where possible, be located on the northern elevation.
- A secondary street and PAW elevation shall feature a suitable level of detail, including windows in a manner consistent with the primary street elevation.
- Dwellings on Cottage lots and Grouped Housing lots shall be designed to address the primary street or public open space frontage with the main entry accessed via this frontage.
- Dwellings on Cottage and Grouped Housing lots shall be designed so that the shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area.
- Sheds and outbuildings that do not match the construction materials and colours of the dwelling are not to be visible from the street/laneway or public open space.
- Cottage and Grouped Housing lots are to be constructed with a store area (minimum 4 m²) under the main roof of the dwelling or garage and be accessible from either the exterior or within the garage area.
- Vehicle access to Cottage, Parkside Traditional Rear Loaded, Grouped Housing lots and Lot 163 shall only be permitted from the rear laneway.

Setbacks

Traditional Lots

- The following setback requirements shall apply to Traditional lots 161 - 163 (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - dwellings shall be setback a minimum of 3.0m and maximum of 5.0m from the primary street (no average applies);
 - the garage/carport may be setback a minimum of 2.0m from the primary street where the garage is sided onto the primary street and vehicles are parked parallel to the street, in this case only the 5.0 m maximum building setback requirement to the primary street may be exceeded, except Lot 163 where the garage shall be located in the designated location as per the Detailed Area Plan (DAP);
 - a nil setback for dwelling and garage to the side boundary is permitted where indicated on the DAP;
 - the garage/carport of Lot 163 shall be setback a minimum of 0.5m and maximum of 1.5m from the laneway.

Parkside Traditional Lots

- The following setback requirements shall apply to Parkside Traditional lots 159 & 160 only (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - dwellings shall be setback a minimum of 3.0m and maximum of 5.0m from the primary street (no average applies);
 - the garage/carport may be setback a minimum of 2.0m from the primary street where the garage is sided onto the primary street and vehicles are parked parallel to the street, in this case only the 5.0 m maximum building setback requirement to the primary street may be exceeded;
 - a nil setback for dwelling and garage to the side boundary is permitted where indicated on the DAP.

Parkside Traditional Rear Loaded Lots

- The following setback requirements shall apply to Parkside lots 164 - 167 only (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - a nil setback for dwelling and garage to the side boundary is permitted where indicated on the DAP;
 - all garages/carports shall be setback a minimum of 0.5m and maximum of 1.5m from the laneway;
 - the dwelling setback shall be a minimum of 1.5m on the ground floor and nil for the first floor from the laneway.

Cottage Lots

- The following setback requirements shall apply to Cottage lots 125-158 (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - a minimum of 2.0 m and a maximum of 4.0 m from the primary street (no average applies);
 - single dwelling lot garages/carports shall be setback a minimum of 0.5m and maximum of 1.5m from the laneway;
 - the rear dwelling setback shall be a minimum of 1.5m on the ground floor and nil for the first floor from the laneway;
 - a 2.0m solar setback shall be applied to walls with major openings facing the northern property boundary;
 - a nil setback for dwelling and garage/carport to the side boundary is permitted where indicated on the DAP;
 - a nil setback for garages/carports/stores is permitted for a maximum of 9m on the non-designated zero side setback boundary.

Grouped Housing Lots

- The following setback requirements shall apply to Grouped Housing lots 227 & 228 (except where noted, all other setbacks shall be in accordance with the R-Codes):
 - a minimum of 2.0 m and a maximum of 4.0 m from the primary street or public open space (no average applies);
 - a nil setback for dwelling and garage to the side boundary is permitted where indicated on the DAP.

Open Space

- The following private open space requirements shall apply to Traditional lots:
 - a minimum of 45% private open space shall be provided.
- The following private open space requirements shall apply to all Parkside lots:
 - a minimum of 45% private open space shall be provided;
 - outdoor living areas shall be located within the Public Open Space setback area (for activity along public open space edge).
- The following private open space requirements shall apply to Cottage and Grouped Housing lots:
 - a minimum of 30% private open space shall be provided.

Garages

- All garages/carports for single dwellings shall accommodate two cars parked side by side.
- Garages shall be located as indicated on the DAP.

Trees

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

Fencing

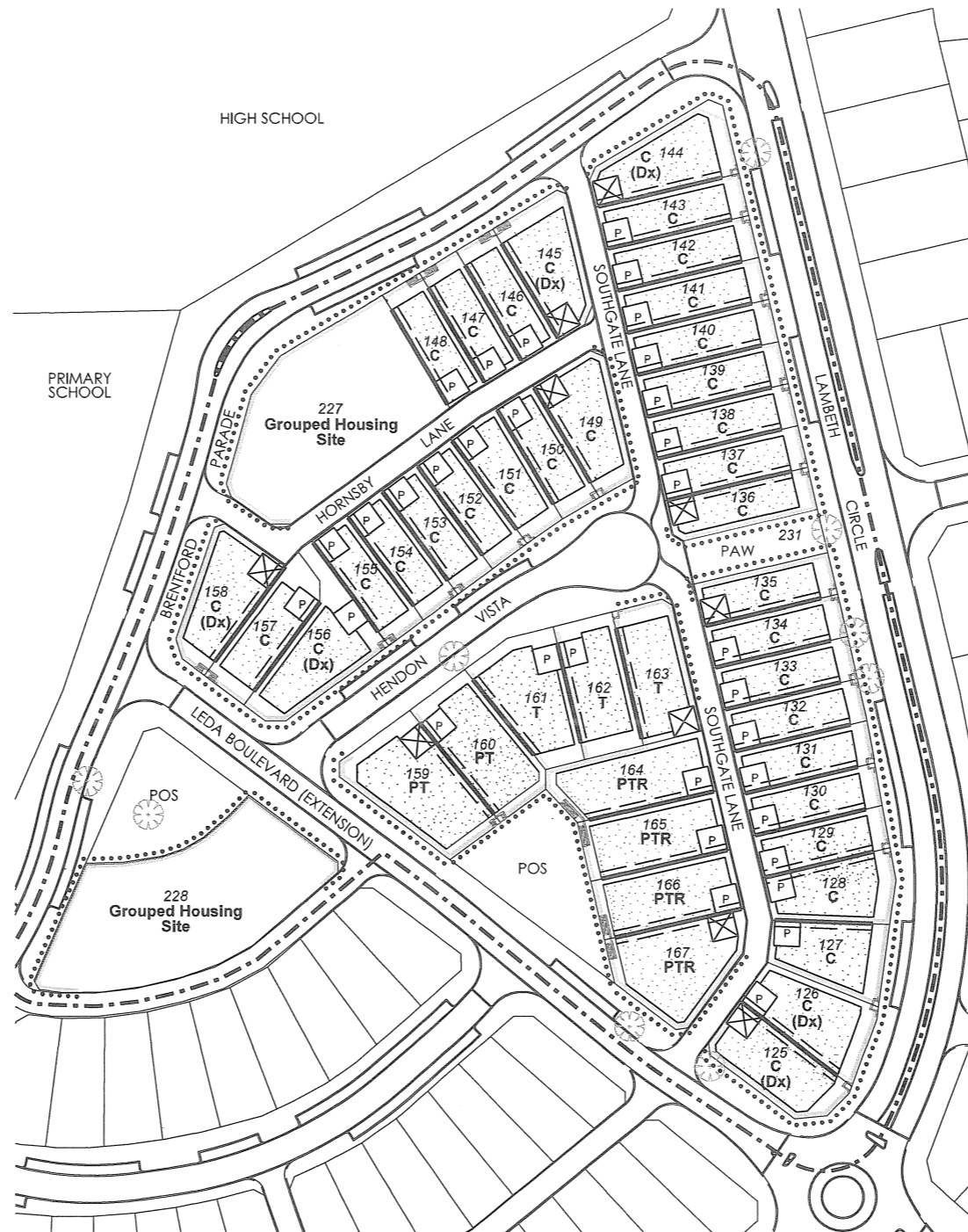
- Where fencing is provided by the developer, no modifications are permitted except for maintenance or repair using materials that are consistent with the original construction.

Notification to Prospective Purchases

- 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.

Other

- The requirement to consult with adjoining or other land owners to vary the RD-Codes in accordance with the DAP is not required.
- Planning approval is not required, but a Building Licence 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

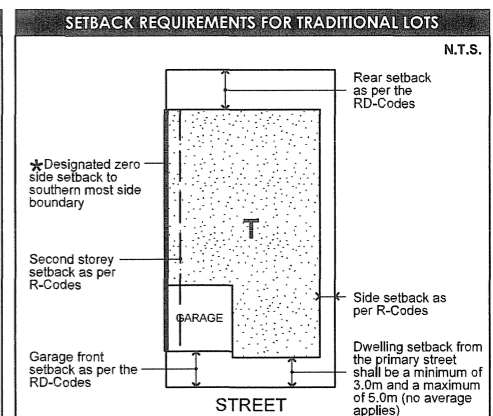
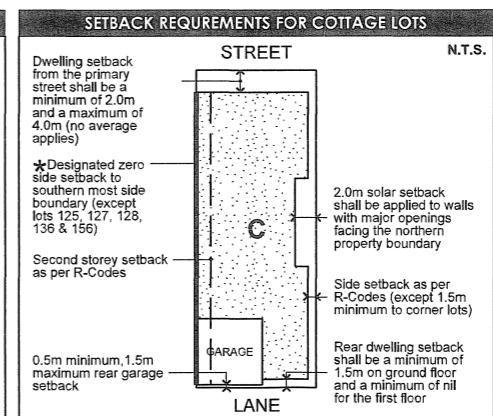
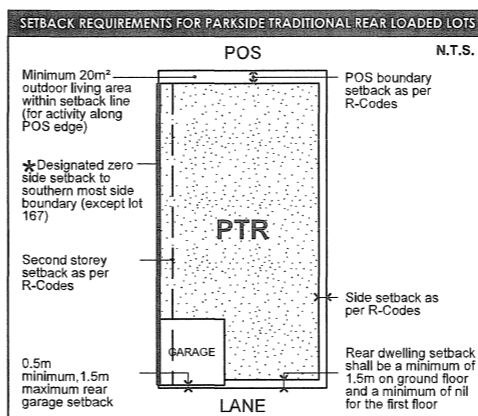
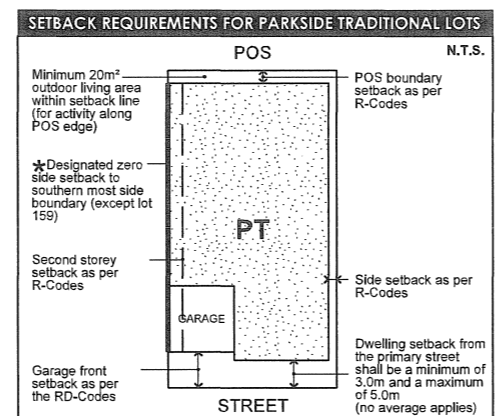
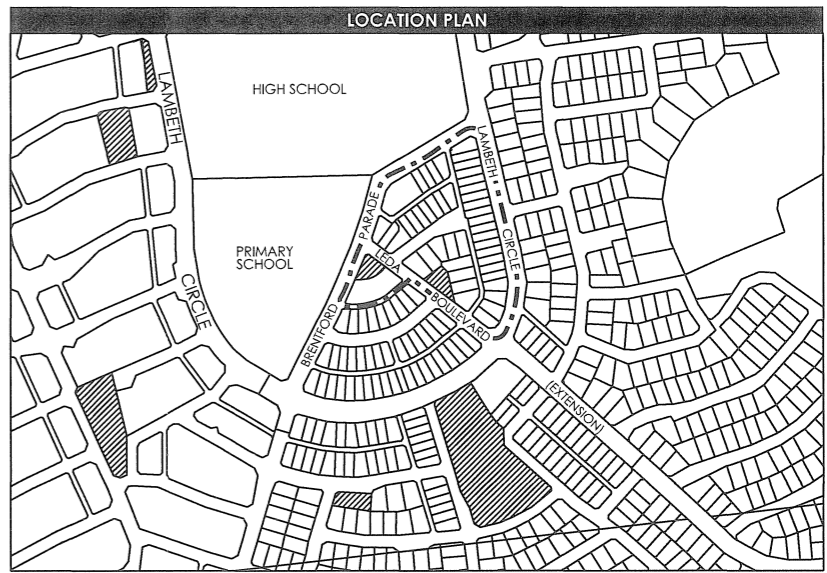
	APPLICATION BOUNDARY		DESIGNATED ZERO SIDE SETBACK
	BUILDING ENVELOPE		SECOND STOREY SETBACK AS PER R-CODES
	PREFERRED GARAGE LOCATION (FOR SINGLE DWELLING DEVELOPMENT)		REFER TO TECHNICAL NOTE FROM DEVELOPER FOR BUILDINGS TO BE CONSTRUCTED ADJACENT OR ON TOP OF EXISTING RETAINING WALLS
	DESIGNATED GARAGE LOCATION (FOR SINGLE DWELLING DEVELOPMENT)		
	LOT MAY ACCOMMODATE DUPLEX DEVELOPMENT		
	RETAINING WALL AND STAIRS		
	EXISTING TREE LOCATION - PROPERTY OF COUNCIL		
	FENCING BY DEVELOPER (NO VEHICLE ACCESS)		

LOT TYPE

T	TRADITIONAL LOT
C	COTTAGE LOT
PT	PARKSIDE TRADITIONAL LOT
PTR	PARKSIDE TRADITIONAL REAR LOADED LOT

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

[Signature] 5/4/12
Principle Planner Date



Revised Detailed Area Plan
STAGE 19 - THE VILLAGE AT WELLARD
A PEET LIMITED AND DEPARTMENT OF HOUSING JV PROJECT

<p>141159 revised lodged: 25/07/2012 conditional approval: 08/08/2011 submitted to council: 07/07/2010 revised lodged: 07/07/2010 revised approval: 07/07/2010</p>	<p>rev: 0 rev: 0 rev: 0 rev: 0 rev: 0 rev: 0</p>	<p>plan: 02/01/136f date: 25/07/2012 drawing: PCC 94</p>	<p>designed: BK checked: BK date: 25/07/2012 drawing: BK</p>	<p>scale: 1:1500@A3 0 15 30m</p>	<p>Taylor Burrell Barnett Town Planning & Design 187 Roberts Road Subiaco Western Australia 6008 p: (08) 9382 2911 f: (08) 9382 4586 e: admin@tbbplanning.com.au</p>
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