

RD-CODE VARIATIONS APPLICABLE TO ALL DAP LOTS

R Code

1. The R-Code of the Traditional lots is R20.
2. The R-Code of the Cottage lots is R40.

Design Elements

3. Dwellings (including patios and gazebos) must be located within the building envelopes as defined by the setback requirements.
4. Dwellings are required to suitably address all adjacent street frontages to maximise surveillance. A secondary street elevation shall feature a suitable level of detail including windows in a manner consistent with the primary street elevation.
5. Outdoor living areas and at least one major opening shall, where possible, be located on the northern elevation.
6. Dwellings on Cottage lots shall be designed to address the primary street with the main entry accessed via this frontage.
7. Dwellings on Cottage 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.
8. 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.
9. Cottage 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.
10. Vehicular access to Cottage lots shall only be permitted from the rear laneway.

Setbacks

Traditional Lots

11. The following setback requirements shall apply to Traditional lots (except where noted, all other setbacks shall be in accordance with the RD-Codes):
 - (i) dwellings shall be setback a minimum of 3.0m and maximum of 5.0m from the primary street (no average applies);
 - (ii) the maximum dwelling setback may be increased for Lots 88-92 at Council's discretion;
 - (iii) 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.

Cottage Lots

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

Open Space

13. The following private open space requirements shall apply to Traditional lots:
 - (i) a minimum of 45% private open space shall be provided.
14. The following private open space requirements shall apply to Cottage lots:
 - (i) a minimum of 30% private open space shall be provided.

Garages

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

Trees

17. 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.

Fencing

18. 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 Purchasers

19. The Developer is required to give prospective purchasers a complete copy of all the requirements of this DAP prior to Offer and Acceptance being made.

Other

20. The requirement to consult with adjoining or other land owners to vary the RD-Codes in accordance with the DAP is not required.
21. Compliance with the provisions of the DAP negates the requirement under the RD-Codes to obtain planning approval for lots less than 350m² in area.



HOMESTEAD RIDGE ESTATE

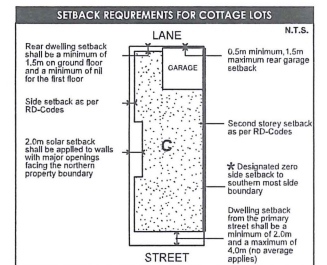
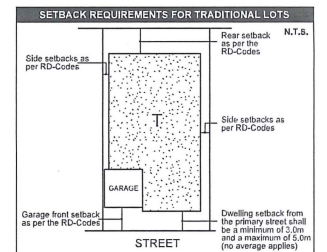
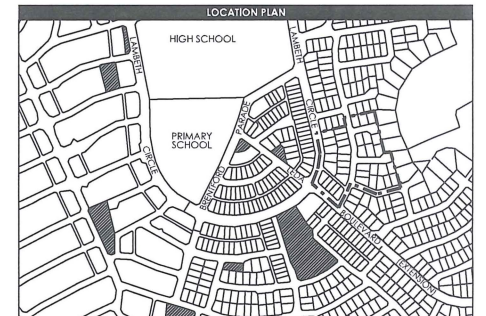
LEGEND

- APPLICATION BOUNDARY
- BUILDING ENVELOPE
- PREFERRED GARAGE LOCATION (FOR SINGLE DWELLING DEVELOPMENT)
- 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)
- DESIGNATED ZERO SIDE SETBACK
- REFER TO TECHNICAL NOTE FROM DEVELOPER FOR BUILDINGS TO BE CONSTRUCTED ADJACENT OR ON TOP OF EXISTING RETAINING WALLS
- LOT TYPE
 - T TRADITIONAL LOT
 - C COTTAGE LOT

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

Paul Nash 27/2/2012

Principal Planner Date



Detailed Area Plan

STAGE 21 - THE VILLAGE AT WELLARD

A PEET LIMITED AND DEPARTMENT OF HOUSING JV PROJECT

work ref: 000000

Project No: 22/12/11

Revised: 21/02/12

Drawn by: JAH

Checked by: ST

Scale: 1:1500

North Arrow

Scale: 0 15 30m

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