

PROVISION – DAP Stage 25

The provisions addressed below and on the adjacent plan relate to Stage 25 of The Village at Wellard approved by WAPC reference 143621 (Lots 382 – 410), 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

R-Coding	
Residential 'R20' (Traditional)	

2. R-CODE VARIATIONS

Minimum Open Space:	45%
Minimum Outdoor Living Space:	As per R-Codes

3. SETBACK PROVISIONS

	Minimum	Maximum
Dwelling – Primary Street	3.0m	5.0m

4. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Street Orientation' arrow shown on the DAP. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Street.
- 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) 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.
- b) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

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 PURCHASES

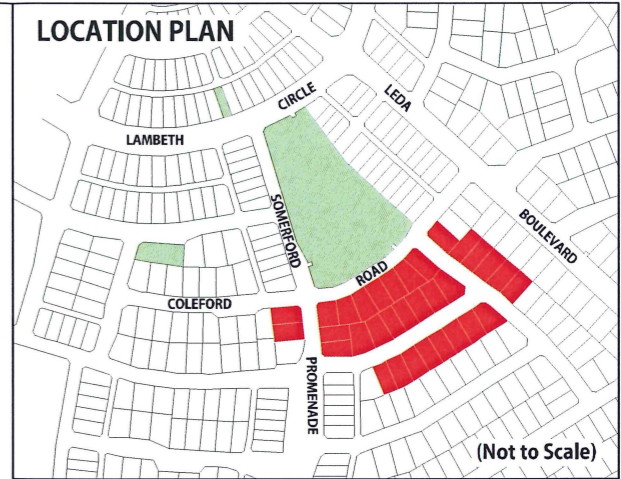
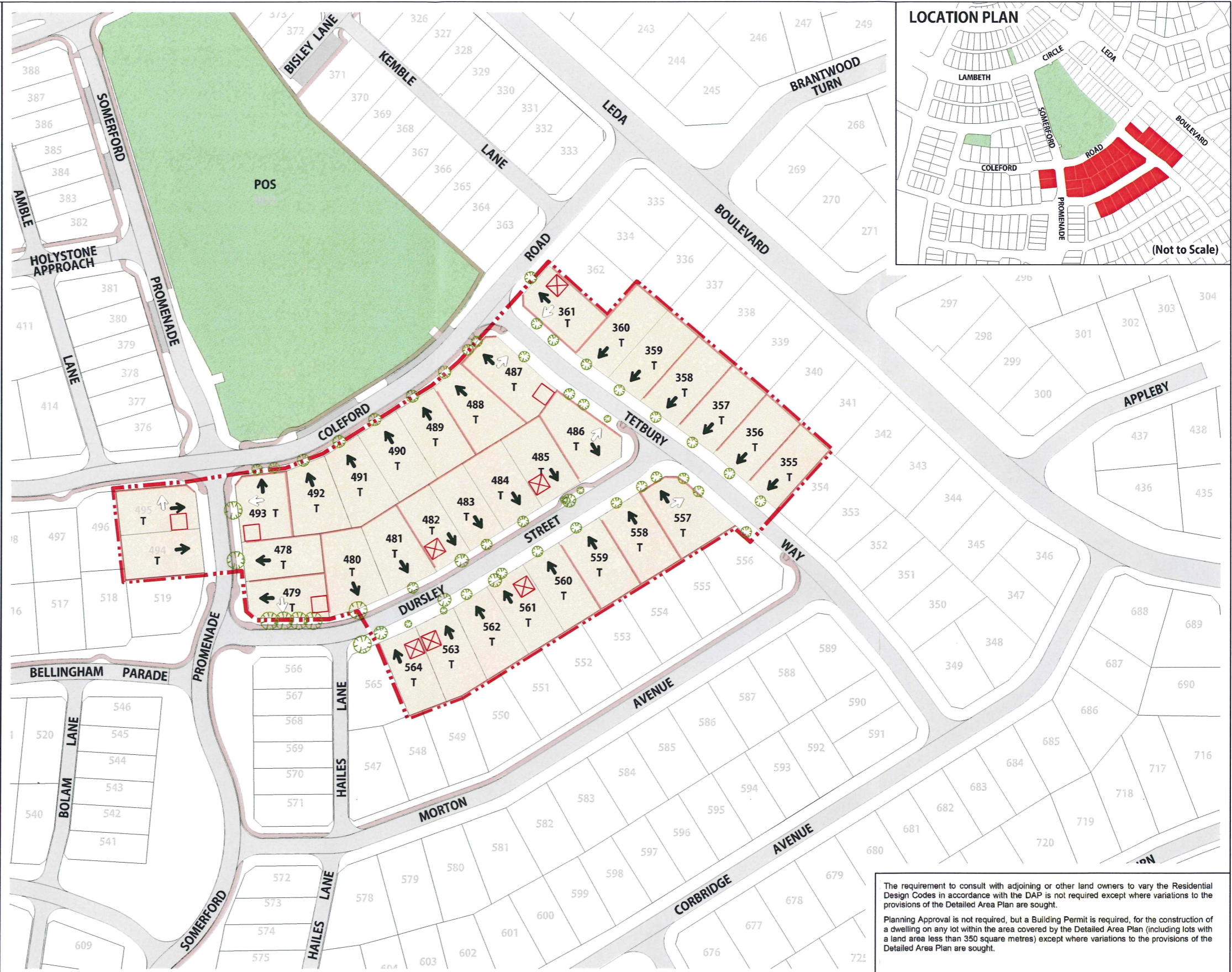
- a) The Developer is required to give prospective purchases a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

LEGEND:

	DAP Boundary		Primary Dwelling Orientation
	R20 Coding		Secondary Dwelling Orientation
	Public Open Space		Recommended Garage Location
	Retaining Wall		Designated Garage Location
	Retained Trees		

LOT TYPE:

T Traditional Lot



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.

DETAILED AREA PLAN - STAGE 25

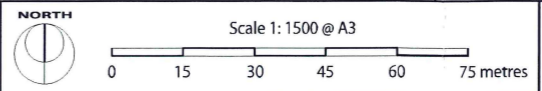
The Village at Wellard
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ENDORSEMENT OF REGISTERED TOWN PLANNER
This Detailed Area Plan has been adopted by Council and signed by the Principle Planner.

SIGNATURE: DATE: 16/4/13

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