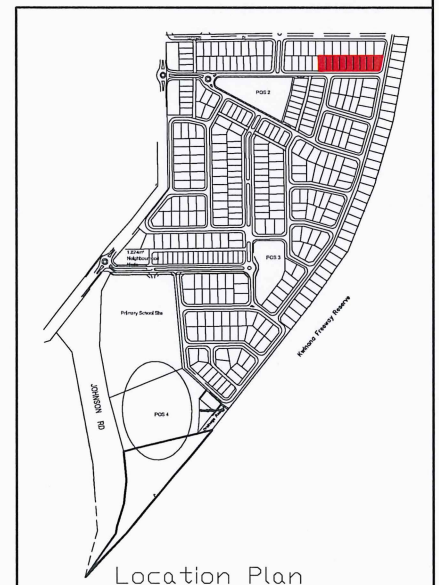


DETAILED AREA PLAN



GENERAL DESIGN PRINCIPLES

The following provisions vary the Residential Design (RD) Codes of WA and shall apply as Acceptable Development standards to all lots within the DAP.

Site Cover

1. The open space requirement shall be reduced to 40% subject to provision of an Outdoor Living Area designed in accordance with the RD Codes and directly accessible from an internal living area;
2. Outdoor Living Areas shall be a minimum of 20m² designed in accordance with the R30 code of the RD Codes;

Setbacks

3. The location of garages shall be in accordance with the locations stipulated;
4. Garages shall be setback a minimum of 0.5m behind the forwardmost portion of the dwelling;
5. Where a boundary wall is proposed to be built with a zero lot line, it shall be limited to the westernmost boundary of the lot as depicted in the DAP;
6. Dwellings shall be setback a minimum of 2.0m and a maximum of 4.0m to the primary street and a minimum of 1.0m to the secondary street;

Solar

7. Major openings to habitable rooms adjacent to the easternmost boundary shall have a minimum boundary setback of 2.0m;
8. Outdoor Living Areas shall be located on the northernmost or easternmost boundary;

Streetscape

9. Street trees to be installed and maintained to the satisfaction of Council.


DETAILED AREA PLAN 6
EMERALD PARK WELLARD

Date: 05/11/2010

Scale: NTS

TOWN OF KWINANA

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

Signed: 

Dated: 6 DECEMBER 2010