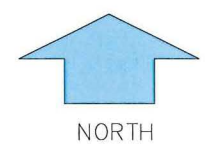
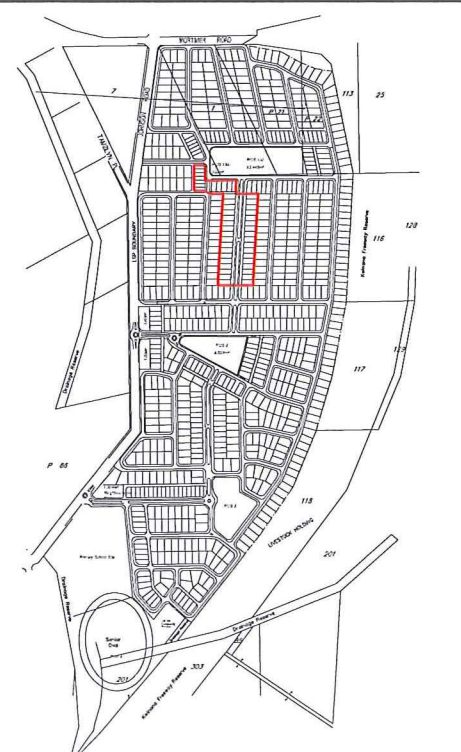


**LEGEND**

- R25 Lots
- R40 Lots
- Designated Garage Location



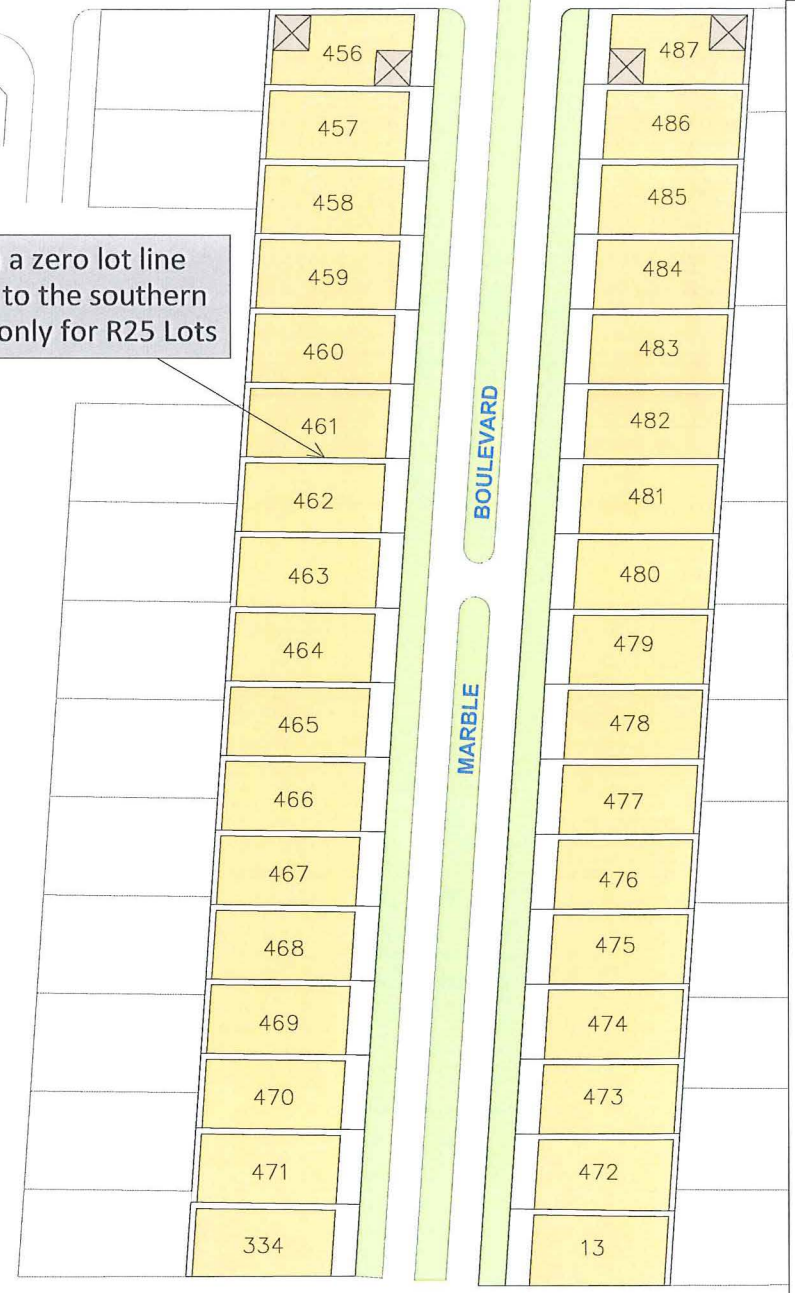
SCALE 1 : 1250 @ A3



Location Plan

Walls with a zero lot line permitted to the southern boundary only for R25 Lots

Walls with a zero lot line permitted to both side boundaries for R40 Lots



**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 this DAP.

1. Outdoor Living Areas shall be a minimum of 20m<sup>2</sup> and directly accessible from an internal living area;
2. Outdoor Living Areas shall be located adjacent the northernmost or easternmost boundary;
3. The location of garages shall be in accordance with the locations stipulated in the DAP;
4. Walls with a zero lot line shall be permitted to those boundaries as depicted in the DAP;
5. Garages shall be setback a minimum of 0.5m behind the forward most portion of the dwelling;
6. The secondary street setback shall be a minimum of 1.0m to the dwelling and 1.5m to the garage;
7. Dwellings shall be setback a minimum of 1.5m from a rear lane with the garage setback a minimum of 1m.
8. The primary street setback shall be a minimum of 2m and a maximum of 4m;
9. Street trees to be installed and maintained to the satisfaction of Council;

**R25 Specific Standards**

10. A minimum of 35% Open Space on lots coded R25;

**R40 Specific Standards**

11. A minimum of 30% Open Space on lots coded R40;
12. Dwellings must be designed to present to the Primary Street frontage;
13. For lots with an area less than 350m<sup>2</sup>, storage areas with a minimum internal area of 4m<sup>2</sup> are to be provided at the time of the construction of the dwelling. The storage areas shall be constructed under the main roof of the residence or garage and shall be accessible from either the exterior or within the garage

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

Signed:

Dated: 15 MAY 2012.

**DETAILED AREA PLAN 7  
EMERALD PARK, WELLARD**

**TOWN OF KWINANA**