

## 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** (includes the floor area of all buildings, alfresco and permanent covered patio areas and outbuildings)

1. The open space requirement shall be reduced to 30% 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 20m<sup>2</sup> designed in accordance with the R40 code of the RD Codes;

### Setbacks

3. Dwellings shall be oriented to face Epidote Green (as the primary street) and should incorporate at least one of the following features - verandah or habitable room;
4. Nil side setbacks are permitted to both boundaries behind the front setback with no limit to boundary wall lengths, as shown on the Detailed Area Plan;
5. Garages shall be located generally in accordance with the locations shown on the Detailed Area Plan;
6. Garages to Lots 520, 525, 527 and 556 shall be located so that no portion of the garage is located forward of any portion of the dwelling. Garages with laneway access shall be setback a minimum of 1.0m;
7. Dwellings shall be setback a minimum of 2.0m and maximum of 4.0m to the primary street and a minimum of 1.0m to the secondary street;

### Solar

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

### Streetscape

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

### General

11. A Development approval will not be required where it can be demonstrated that a proposal complies with the provisions of this DAP.
12. For all lots, storage areas with a minimum internal area of 4m<sup>2</sup> are to be provided at the time of 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: 7/8/13

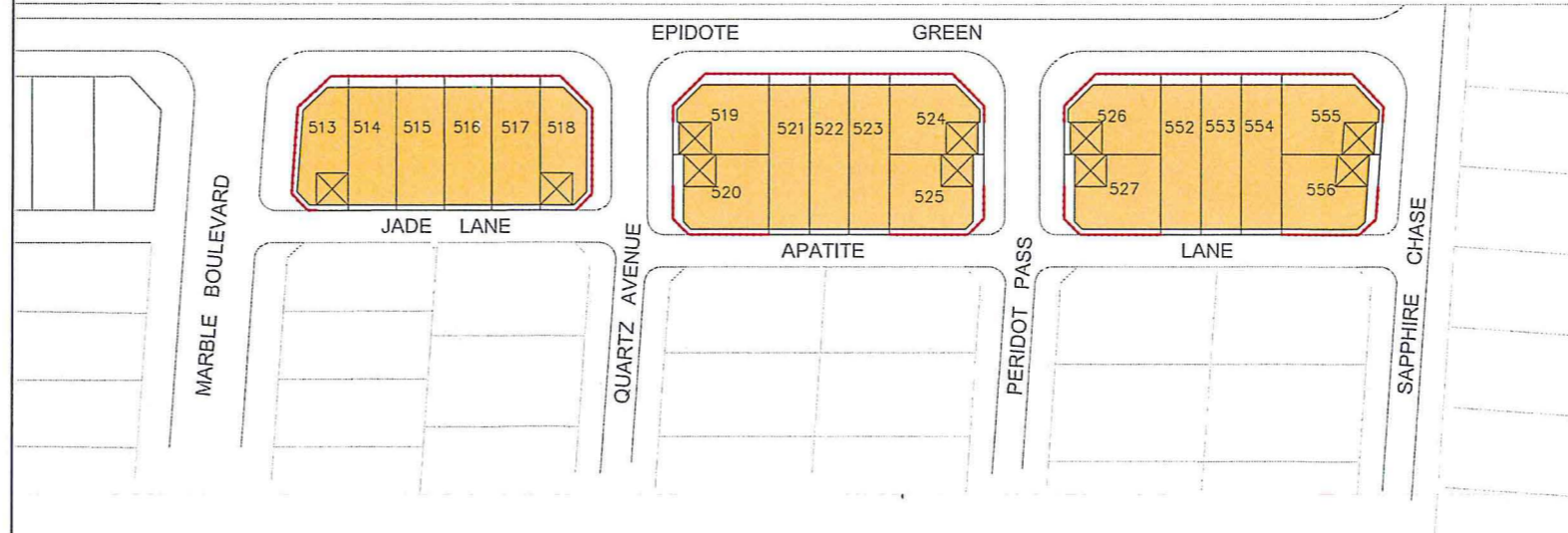
## Location Plan



## Detailed Area Plan 8

Lots 513 - 527 and Lots 552 - 556 Epidote Green, Wellard (WAPC: 145459)

-  No Vehicular Access
-  Indicative Garage Location
-  Building Envelope



Date: 05 August 2013

0 15 30 45 60  
Scale 1:100 @ A3