



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 Areas 1,2,3 and 4 of this DAP.

Orientation and Surveillance

1. Lots directly abutting Public Open Space (POS) shall regard the POS boundary as the front boundary of the lot. All dwellings shall provide an elevation to resemble a typical street frontage to face the POS.
2. Dwellings with access from a rear lane shall be designed with the elevation facing the Primary Street to resemble a typical street frontage unless the lot also abuts POS in which case clause 1 above shall apply.
3. Fencing abutting POS shall be visually permeable above 1.2m.

Site Cover

4. 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.
5. Outdoor Living Areas shall be a minimum of 20m² designed in accordance with the R40 code of the RD Codes.

Setbacks

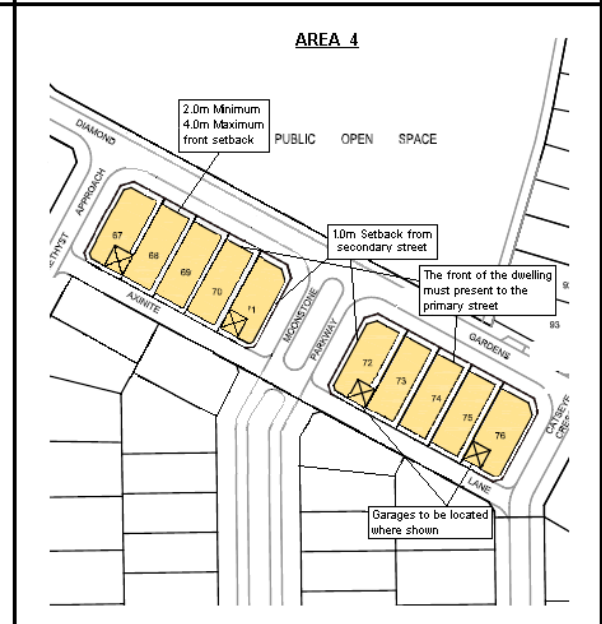
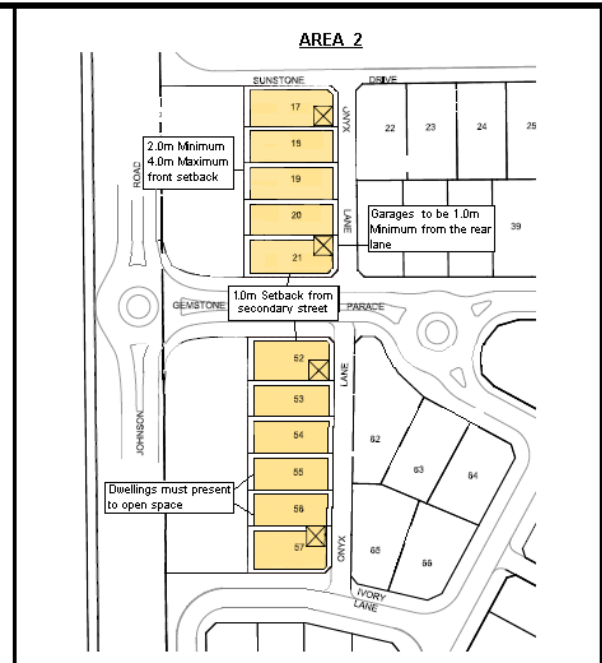
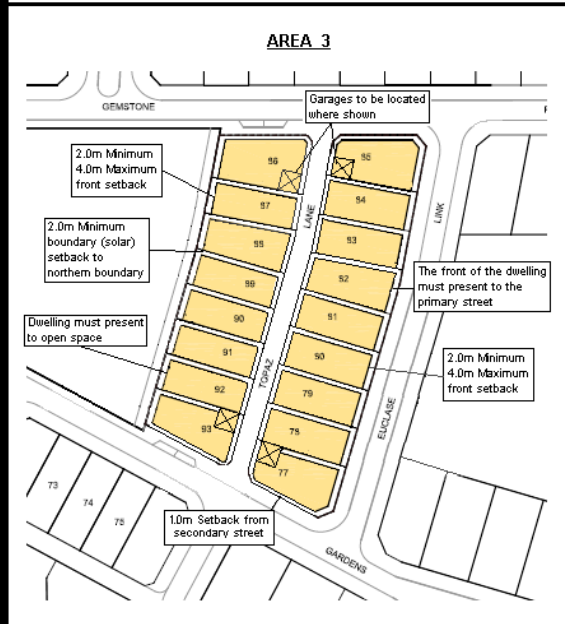
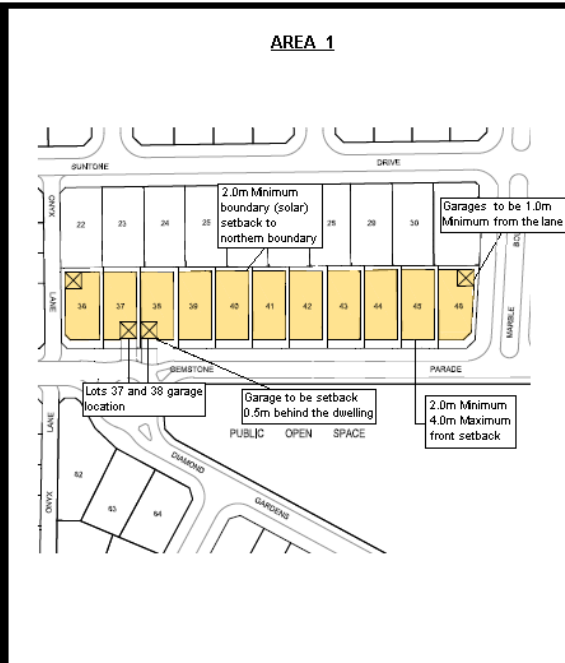
6. The location of garages shall be in accordance with the locations stipulated. In the case of lots with rear lane access, if no location is stipulated, the garage shall be located with access to the rear lane only.
7. Garages shall be setback a minimum of 1.0m from a rear lane. In the case of lots with no rear lane, the garage shall be setback a minimum of 0.5m behind the dwelling.
8. Where a boundary wall is proposed to be built with a zero lot line, it shall be limited to either the westernmost or southernmost boundary of the lot, except in the case of lots directly abutting Public Open Space (POS) and a rear lane, where a zero lot line is permitted to each side boundary providing the length of wall is in accordance with the R30 provision of the Residential Design (RD) Codes.
9. Street setbacks shall be a minimum of 2.0m and maximum of 4.0m to the primary street and minimum of 1.0m to the secondary street.

Solar

10. Walls with major openings to habitable rooms adjacent to the northernmost or easternmost boundary shall have a minimum boundary setback of 2.0m.
11. Outdoor Living Areas shall be located on the northernmost or easternmost boundary.

Streetscape

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



DETAILED AREA PLAN - EMERALD PARK WELLARD
TOWN OF KWINANA

Date: 31 AUGUST 2009
Scale: n.t.s
Dwg No.: DAP 03 - CWP:RWZ

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

Signed: _____

Dated: _____

