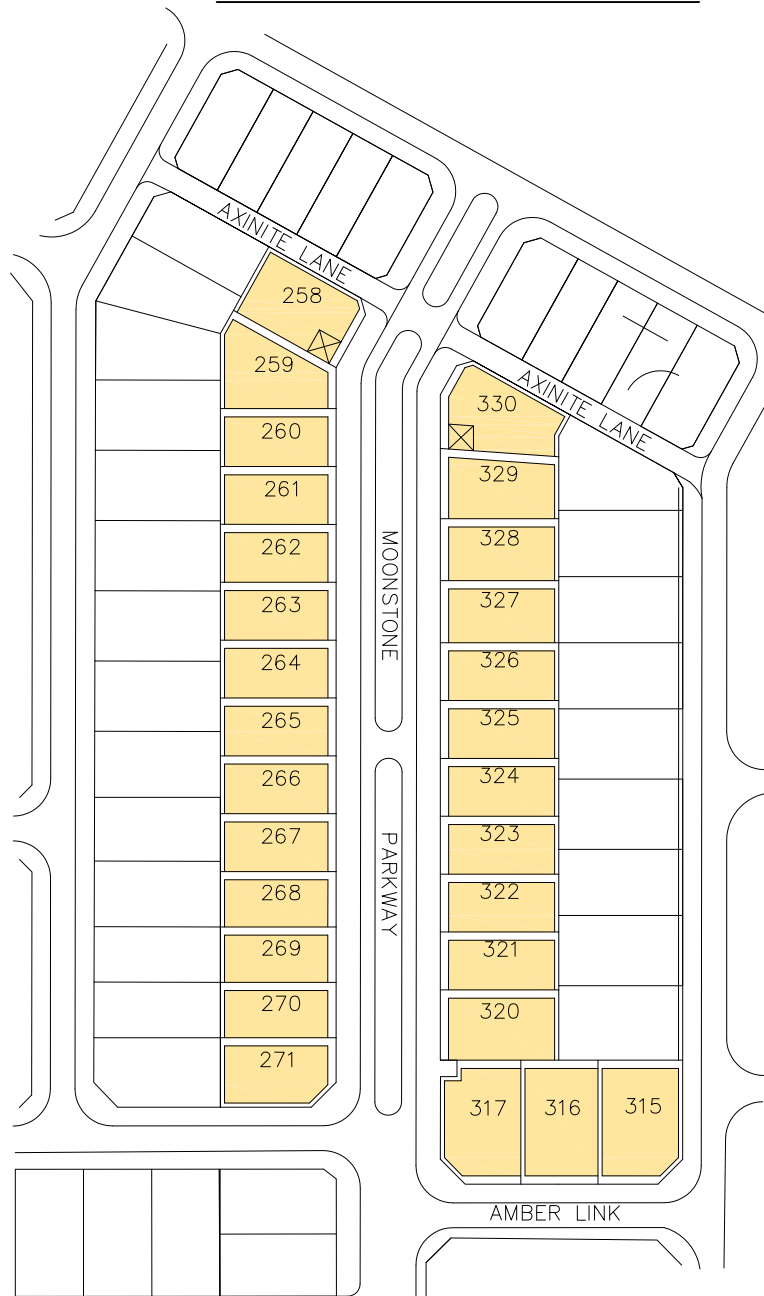


# DETAILED AREA PLAN



## 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 20m<sup>2</sup> 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 southernmost or 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 northernmost 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 5  
EMERALD PARK WELLARD

TOWN OF KWINANA

Date: 21/10/2010

Scale: NTS

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

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_