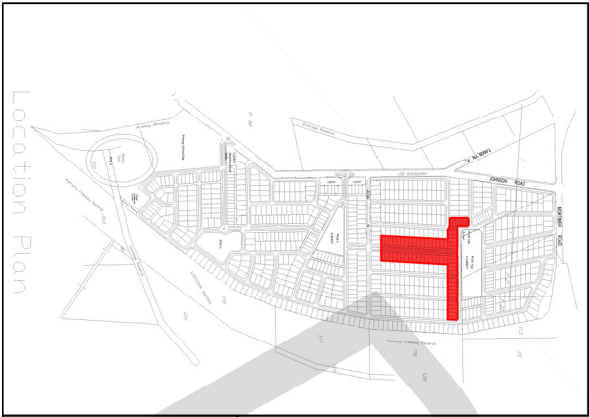


**LEGEND**

- R25 Lots
- R40 Lots
- Garage



SCALE 1 : 1250 @ A3  
 20m 0m 60m



Location 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 this DAP.
- Site Cover**
1. A minimum of 40% Open Space on lots coded R25 and minimum of 35% on lots coded R40.
  2. Outdoor Living Areas shall be a minimum of 20m<sup>2</sup> and directly accessible from an internal living area;
  3. Outdoor Living Areas to have at least one-third of the required area without permanent roof cover;
- Setbacks**
4. The location of garages shall be in accordance with the locations stipulated on the plan;
  6. All dwellings facing Epidote Vista (excluding corner lots) shall have a portico or verandah (with pier(s)) incorporated into the primary entry to the dwelling;
  7. All garages facing Epidote Vista shall be setback a minimum of 1m behind the portico of the dwelling;
  8. Where a boundary wall is proposed to be built with a zero lot line, it shall be limited to the westernmost and/or southernmost boundary of the lot as depicted in the DAP;
  9. The primary street setback for dwellings on R25 coded lots shall be in accordance with the R30 code of the RD Codes whilst dwellings on R40 coded lots shall be setback a minimum of 2m and a maximum of 4m to the primary street;
  10. The secondary street setback shall be a minimum of 1.0m to the dwelling and 1.5m to the garage;
- Solar**
11. Major openings to habitable rooms adjacent to the northernmost or easternmost boundary shall have a minimum boundary setback of 2.0m. The remainder of the building shall be setback in accordance with the RD Codes;
  12. Outdoor Living Areas shall be located on the northernmost or easternmost boundary;
- Streetscape**
13. Street trees to be installed and maintained to the satisfaction of Council.

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

Signed:

Dated:

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

**TOWN OF KWINANA**