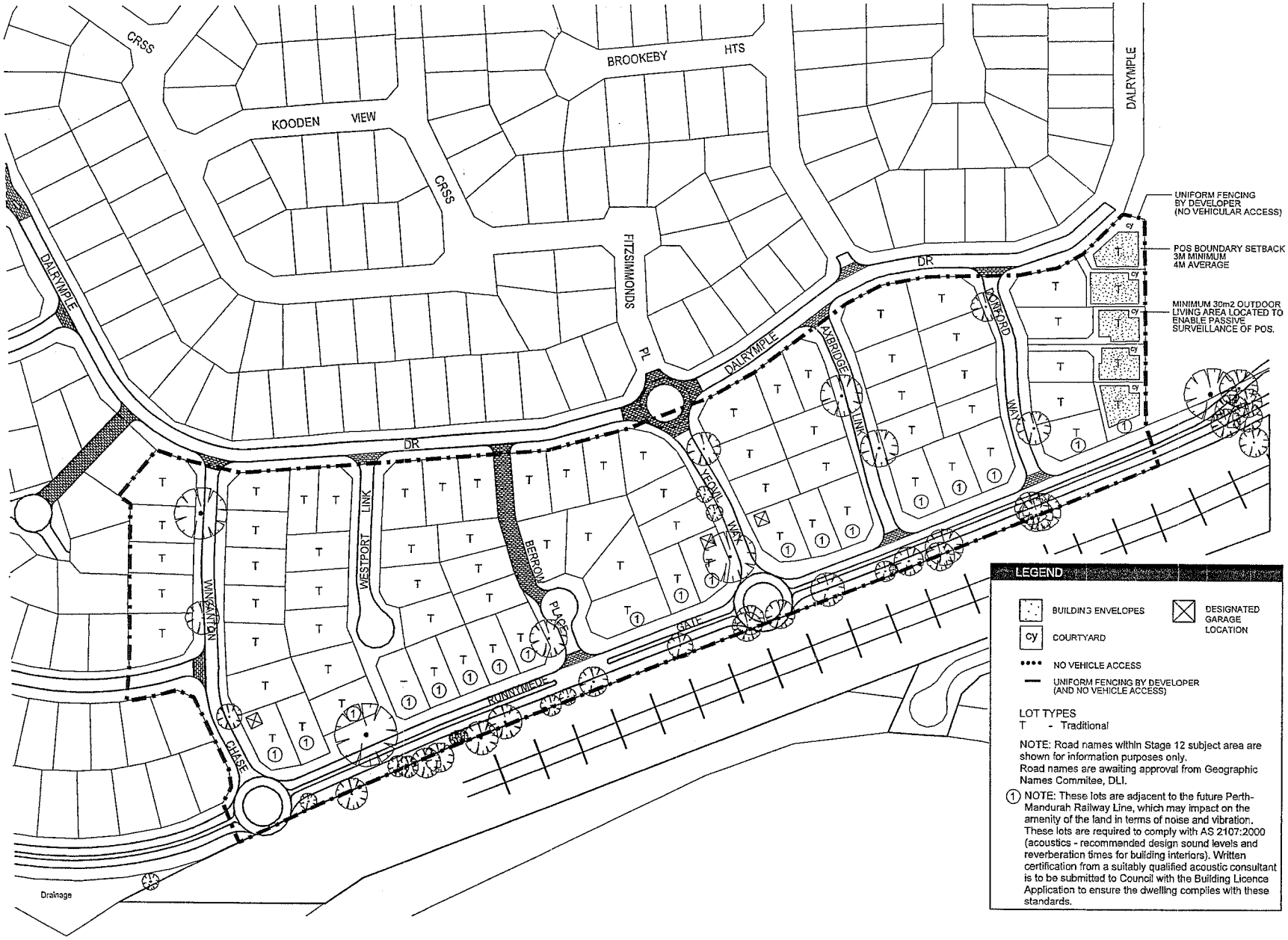
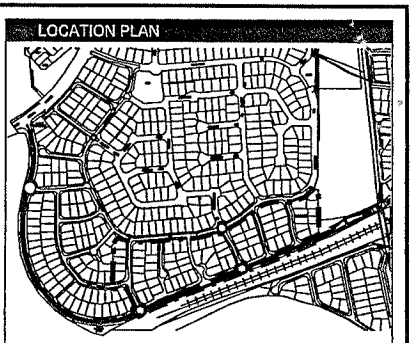


LOCATION PLAN



LEGEND

- BUILDING ENVELOPES
- DESIGNATED GARAGE LOCATION
- cy COURTYARD
- NO VEHICLE ACCESS
- UNIFORM FENCING BY DEVELOPER (AND NO VEHICLE ACCESS)

LOT TYPES
T - Traditional

NOTE: Road names within Stage 12 subject area are shown for information purposes only. Road names are awaiting approval from Geographic Names Commitee, DLI.

(1) NOTE: These lots are adjacent to the future Perth-Mandurah Railway Line, which may impact on the amenity of the land in terms of noise and vibration. These lots are required to comply with AS 2107:2000 (acoustics - recommended design sound levels and reverberation times for building interiors). Written certification from a suitably qualified acoustic consultant is to be submitted to Council with the Building Licence Application to ensure the dwelling complies with these standards.

DETAILED AREA PLAN R-CODE VARIATIONS

The District Town Planning Scheme and R-Codes are varied in the following manner;

1. The dwellings (including patios and gazebos) must be located within the building envelopes where shown;
2. The requirements to consult with adjoining or other land owners to achieve these variations of the R-Codes is not required;
3. Development shall be designed so that its shadow cast at midday 21 June, onto any adjoining property does not exceed 40% of the adjoining property's site area;
4. Sheds and outbuildings are to be constructed of similar materials and colours as the dwelling where they are visible from the street or public open space;
5. Trees identified on the Detailed Area Plans require planning approval prior to removal;
6. Council has discretion to vary the provisions of the Detailed Area Plans (including setbacks and garage locations) to improve solar penetration;
7. Compliance with the provisions of the Detailed Area Plan negates the requirement to obtain planning approval for lots less than 350m² in area;
8. The following requirements shall apply to Traditional Lots:
   (i) The minimum primary street setback shall be 3.0m with an average ranging between a minimum of 4m and a maximum of 6m;
   (ii) The minimum garage setback shall be 2.0m from the primary street where vehicles are parked parallel to the street alignment;
   (iii) A minimum of 45% private open space is applicable;
   (iv) A minimum Outdoor Living Area of 30m² is applicable. Outdoor Living Areas shall have a minimum dimension of 4.0m and be located to maximise solar penetration from the north;
   (v) All lots adjoining POS shall have a minimum POS boundary setback of 3.0m and average 4.0m.

PROJECT

Stage 12 - The Village at Wellard
Detailed Area Plan

CLIENT: PEET & CO
DRAWN BY: T.B.
DATE: 19 JUNE 2006
PLAN NUMBER: 02/019/065B
SCALE: 1:2000

20m 0 20 40 60m

TOWN OF KWINANA
AMENDMENT | DESCRIPTION | DATE | APPROVAL
22/6/2006
PLANNING APPROVAL

TAYLOR BURRELL BARNETT
Town Planning and Design
187 Roberts Road Subiaco
Western Australia 6008
Telephone: (08) 9382 2911
Facsimile: (08) 9382 4586
admin@tbbplanning.com.au