

27 AUG 2013

26 August 2013

Development Planning Strategies  
PO Box 6097  
East Perth W.A 6892

Att: Melissa Shaw

Dear Melissa,

## APPROVED DETAILED AREA PLAN – STAGE 24 WELLARD VILLAGE

Please be advised that the above revised Detailed Area Plan (“DAP”) has been approved by Council under Clause 6.17.6.1(c) of City of Kwinana Town Planning Scheme No. 2 (“Scheme”). A copy of Council’s resolution in respect of this is attached for your information.

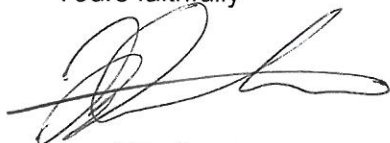
In accordance with Clause 6.17.6.1(e) of the Scheme, the approved DAP is attached for your records. As per Clause 6.17.6.2 of the Scheme, the DAP is to be used by the City of Kwinana as the basis for:

- “(a) *making recommendations to the Commission on subdivision applications; and*
- “(b) *determining development applications*”

with respect to the land subject to the DAP.

If you have any questions regarding this correspondence please contact me on 9439 0204.

Yours faithfully

A handwritten signature in black ink, appearing to read "Janni Curtis".

Janni Curtis  
PLANNING OFFICER

## Attachments:

1. Copy of approved DAP
2. Copy of Council’s resolution



## DAP PROVISIONS - Stage 24

The provisions addressed below and on the adjacent plan relate to Stage 24 of The Village at Wellard approved by WAPC reference 143621, Wellard.

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standard represents variations to the Residential Design Codes and constitutes Acceptable Development requirements pursuant to the Codes.

### 1. GENERAL PROVISIONS

#### R-Coding

Residential R20

### 2. R-CODE VARIATIONS

Minimum Open Space:	
R20	45%

### 3. SETBACK PROVISIONS

	Minimum	Maximum
Dwelling - Primary Street		
R20	3.0m	5.0m

### 4. BUILDING FORM & ORIENTATION

- The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the Detailed Area Plan (DAP). The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Street.
- The design of dwellings on applicable lots shall include a side elevation which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the DAP. The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.

### 5. VEHICULAR ACCESS and GARAGES/CARPORTS

- On lots identifying a Recommended Garage Location, an alternative garage location may be approved by the City of Kwinana subject to the design meeting solar orientation principles, design guidelines and any other statutory requirements to the satisfaction of the City.
- All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.

### 6. UNIFORM ESTATE BOUNDARY FENCING

- Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

### 7. INCIDENTAL DEVELOPMENT

- Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

### 9. NOTIFICATION TO PROSPECTIVE PURCHASES

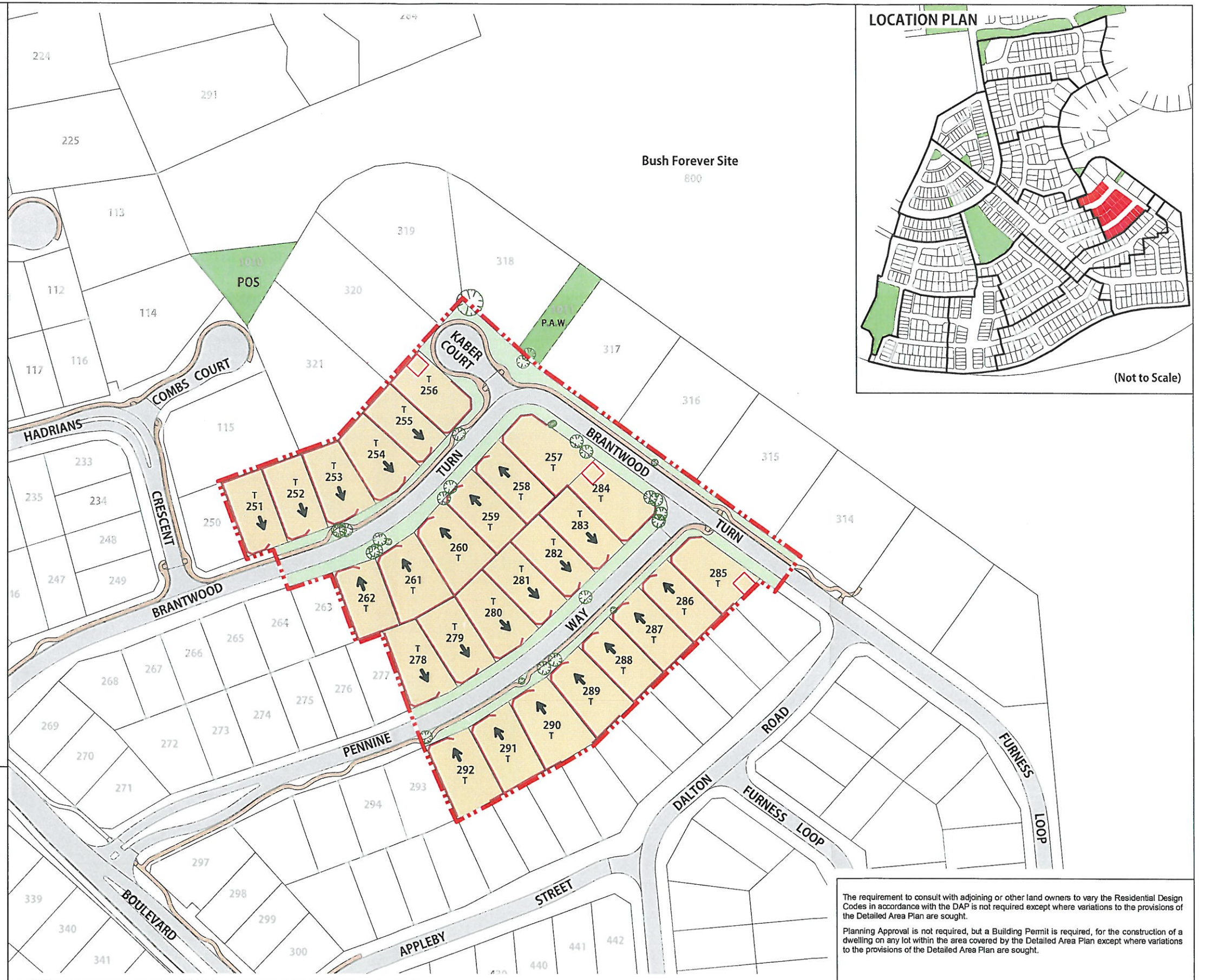
- The Developer is required to give prospective purchases a complete copy of all the requirements of this Detailed Area Plan prior to Offer and Acceptance being made.

### LEGEND:

- |  |                   |  |                                |
|--|-------------------|--|--------------------------------|
|  | DAP Boundary      |  | Primary Dwelling Orientation   |
|  | R20 Coding        |  | Secondary Dwelling Orientation |
|  | Public Open Space |  | Recommended Garage Location    |
|  | Retaining Wall    |  | Retained Trees                 |
|  | No Vehicle Access |  |                                |

### LOT TYPE:

T Traditional Lot



The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the DAP is not required except where variations to the provisions of the Detailed Area Plan are sought.

Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Detailed Area Plan except where variations to the provisions of the Detailed Area Plan are sought.

## DETAILED AREA PLAN - STAGE 24

The Village at Wellard

A PEET Limited and Department of Housing Joint Venture

**PEET**

### ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE: DATE: 22/8/13

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### NORTH

Scale 1: 1500 @ A3  
0 15 30 45 60 75 metres

COMPILED: DPS, FUGRO, TABEC	DRAWN BY: NM
DATE: 04/04/2013	REVISED: 30/07/13
GRID: MGA 50	DATUM: AHD
DRAWING NUMBER: PACWE-4-003b	JOB CODE: PACWEDAP
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15.4 ADOPTION OF DETAILED AREA PLAN: STAGE 24 – THE VILLAGE AT WELLARD

**STRATEGIC/SOCIAL IMPLICATIONS:**

DAP's allow for variations to the Scheme and R-Codes which take into account specific site characteristics and configurations of lots, particularly smaller lots. The use of such mechanism is common day practice, and should be encouraged to allow for the most optimal form of urban development to occur. In addition to this, by giving preference to the retention of established trees (where possible) it can provide a pleasing environment for residents.

**RISK IMPLICATIONS:**

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality.

The Draft DAP sets specific design requirements to ensure a high standard of development is achieved within Wellard Village. DAP's are required under the Scheme and as a condition of subdivision approval issued by the WAPC.

**COUNCIL DECISION**

392

MOVED CR P FEASEY

SECONDED CR R ALEXANDER

1. That Council approves the Detailed Area Plan for Stage 24 of the Wellard Village in accordance with Clause 6.17.6.1(c)(i) of City of Kwinana Town Planning Scheme No. 2 ("Scheme").
2. That within 10 days of the date of this resolution, a copy of the approved Detailed Area Plan be sent to the Western Australian Planning Commission in accordance with Clause 6.17.6.1(e) of the Scheme.

CARRIED  
6/0