



AIM

The primary aim of the DAP is to provide guidance in the design and construction of single residences, except on Lots 709 and 712, which will ensure the dwellings address and overlook local access roads, creating a high quality residential development.

GENERAL REQUIREMENTS

- All development is to be constructed having regard to the location of the following nominated design elements within the DAP:
 - a) Water/Power service locations;
 - b) Garages/carports;
 - c) Outdoor living areas;
 - d) Zero setback walls; and
 - e) Two storey exclusion zones.
- The provisions of the R-Codes shall prevail for other design elements not referred to within the DAP.
- Minor variations to the DAP and the R-Codes may be approved by the Shire of Coorow.

SPECIFIC DESIGN ELEMENTS

Housing Density.

- The Residential Density Code that applies to the DAP area is R50.
- With the exception of Lots 709 and 712, grouped dwelling development is not endorsed by this DAP. However, the development of single dwellings is not precluded for Lots 709 or 712.
- In the event that an application for approval to commence development is proposed for grouped dwelling development on Lots 701-704, 708, 713 and 717-720, a new DAP (hereinafter referred to as a Grouped Dwelling DAP) will need to be submitted to the Shire of Coorow for consideration and approval together with such an application for development approval.
- Any Grouped Dwelling DAP will need to give consideration to strata arrangement or development scheme with adjoining lots to coordinate development around a shared (common property) access driveway rather than a single battleaxe leg servicing each lot, and to preserve solar access to outdoor living areas. In the event that a Grouped Dwelling DAP is proposed for any of the following lots, the pairing of these lots would be desirable to facilitate the development of a shared access driveway: Lots 701 & 702, 703 & 704, 708 & 709, 712 & 713, 717 & 718, 719 & 720.

Streetscape.

- No fencing shall be permitted within 4.0 metres of the primary street boundary.

Boundary Setbacks.

- For lots fronting Thomas Street, a minimum front boundary setback of 4.0 metres will apply to dwellings, and a minimum front boundary setback of 4.5 metres will apply to garages. Averaging will not be permitted to front setbacks for these lots.
- Unless otherwise provided by the DAP, a minimum side boundary setback of 1.5 metres shall apply.
- A nil side boundary setback may be applied at the discretion of the Shire of Coorow in the case of walls no greater than 9 metres in length which do not contain major openings.
- Nil setback walls above a single storey height will not be generally permitted unless illustrated in the DAP. Where zero setback wall areas are illustrated in the DAP, these walls shall be permitted to be constructed to a maximum height of 6 metres.

Open Space.

- Outdoor living areas for both private open space are to be provided in the locations nominated in the DAP.

Access and Car Parking.

- Large vehicles such as a caravans or boat trailers will need to be completely contained within the curtilage of each lot. PARKING OF BOAT TRAILERS OR CARAVANS WITHIN THE ABUTTING STREETS WILL NOT BE PERMITTED.

Building Height.

- Building heights shall be in accordance with the R-Codes, except where illustrated within the DAP. In these nominated areas, building heights will be restricted to single storey height limits as prescribed by the R-Codes to maximise solar access to outdoor living areas and habitable room windows.

Other Requirements.

- 1) No second-hand transportable dwellings will be permitted.
- 2) Air Conditioners or cooling units must be screened from the street and positioned to minimise noise impacts in neighbouring residences. Roof mounted units must also be below the roof ridge and where possible be of similar colour to the roof.
- 3) Buildings are to be generally designed to complement existing development and enhance the overall streetscape.
- 4) The minimum area of dwellings is to be 100m² (measured from the exterior face of external walls), exclusive of carports, garages, verandas, and the like.
- 5) A Development Approval will not be issued for any outbuildings or ancillary structures until the main dwelling reached "lock-up" stage.
- 6) Dwellings on corner lots shall be designed to address both street frontages.
- 7) Dwellings entrances, letterboxes and garages/carports are to address the primary street.
- 8) A minimum roof pitch of 9 degrees shall apply to all dwellings.
- 9) Ancillary structures, except for carports and garages shall not be visible from the street.
- 10) Side/rear fencing shall not exceed 1.8 metres in height, except where fencing abuts outdoor living areas, in which case fencing may be constructed to a maximum height of 2.4m providing that any portion of the fence above a height of 1.8 metres as measured from natural ground level is constructed of permeable lattice like material.
- 11) Water tanks, clothes drying areas and the like shall not be visible from the street (this does not include solar panels).
- 12) Stormwater runoff from dwellings and paved areas shall be contained within the boundaries of each property.
- 13) Due to the DAP area being in close proximity to the coast, metallic building materials such as concrete reinforcement, wall framing, roof sheeting, fasteners etc will require higher standards of corrosion protection i.e. galvanising and the like.
- 14) Rubbish bins for Lots 707-714 are to be wheeled out to Thomas Street in the location illustrated in the DAP for Council collection.

DETAILED AREA PLAN

Lots 58 & 59 Thomas Street, LEEMAN

LEGEND

- Base data supplied by Water Corporation. Accuracy +/- 4m. Projection MGA Zone 50.
- Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
- Site Boundary
- Private outdoor living area
- Two storey development exclusion zone
- Bin Pad Location
- Path Way
- Notional tree planting
- Crossover location and widths
- Zero Lot Line
- Underground Power Pillar
- Water meters
- Street lights

Shire of Coorow : CLIENT
 1:1,000@A3 : SCALE
 19 October 2011 : DATE
 3939-4-002.dgn : PLAN No
 - : REVISION
 N.T. : PLANNER
 L.W. : DRAWN
 - : CHECKED



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