

DETAILED AREA PLAN
Lot 807 URCH STREET, GERALDTON

Introduction

This Detailed Area Plan (DAP) has been prepared as a condition of the subdivision of Lot 807 Urch Street, Geraldton, generally in accordance with Element 3 R26 of 'Liveable Neighbourhoods' (WAPC), and it applies to all the lots created.

Operation

Development proposals will be assessed against the DAP as well as the more general Town Planning Scheme, Council policy and Residential Design Code (R-Code) requirements but with the DAP taking precedence where provisions conflict. Variations to the R-Codes but consistent with the DAP are not subject to a consultation requirement.

Aim

The primary aim of the DAP is to provide flexibility and guidance in the design of dwellings and associated development to facilitate both better dwelling design and improved streetscape and residential quality.

R-Coding

The Residential Design Code which applies to these lots is R40.

Design Elements

The following provisions constitute 'acceptable development' under the R-Codes within the DAP area:

Orientation & Surveillance

- All dwellings shall orient to and provide primary pedestrian access through a front door clearly visible from the abutting dedicated street. Dwellings with frontage to two streets shall orient to the front setback nominated on the DAP.
- Dwellings abutting Chapman Road and/or Phelps Street shall also address and provide an attractive façade and presentation to these streets. They shall also provide surveillance (involving at least two major openings to habitable rooms) of these streets;
- Dwellings abutting the Public Open Space shall provide surveillance of this from at least one major opening per level to a habitable room;

Setbacks

- All dwellings and outbuildings shall be within the building envelopes shown on the DAP, and in accordance with the below.
- Buildings may be constructed on the boundary where nominated on the DAP.
- The minimum front setback to all dwellings shall be 2m, except as varied on the DAP. Garages with access from a dedicated street shall be set back a minimum of 3m and may not be located forward of the dwelling. No average front setback shall apply.
- The minimum setback from a laneway is 0.5m or 1.0m as indicated on the DAP, except for lot 221 where nil setback may be permitted as indicated on the DAP.
- The minimum secondary street setback is 1.5m as indicated on the DAP.

Streetscape

- A high quality of design and articulation is encouraged and in order to achieve a degree of consistency in this:
 - Each dwelling must incorporate a porch, verandah or similar to mark the front entrance;
 - The front façade of all developments should incorporate a change in material (brick, render, limestone, weatherboard etc);
 - No zinc alum roofing or cladding is permitted.
 - Dwellings over single storey on Lots 200 - 208 are required to have either flat or low pitch (5 degrees or less) roofs and comply with the provisions of point 14b, in order to provide the potential to create view corridors for the internal lots. Single storey dwellings do not have to have flat roofs, however are required to comply with the provisions of 14b.
- The provisions of Cl 3.2.8 shall not apply.
- Air conditioning and cooling units must be of a similar colour to the roof. Solar hot water units must be integrated with and match the profile of the roof. Such units should be located to minimise visibility from the street and public open space, and to minimise noise impacts on neighbouring residences.
- All washing lines and rubbish bins should be screened from the street.

Open Space

- A minimum of 30% open space on each lot is required.

Height of Buildings

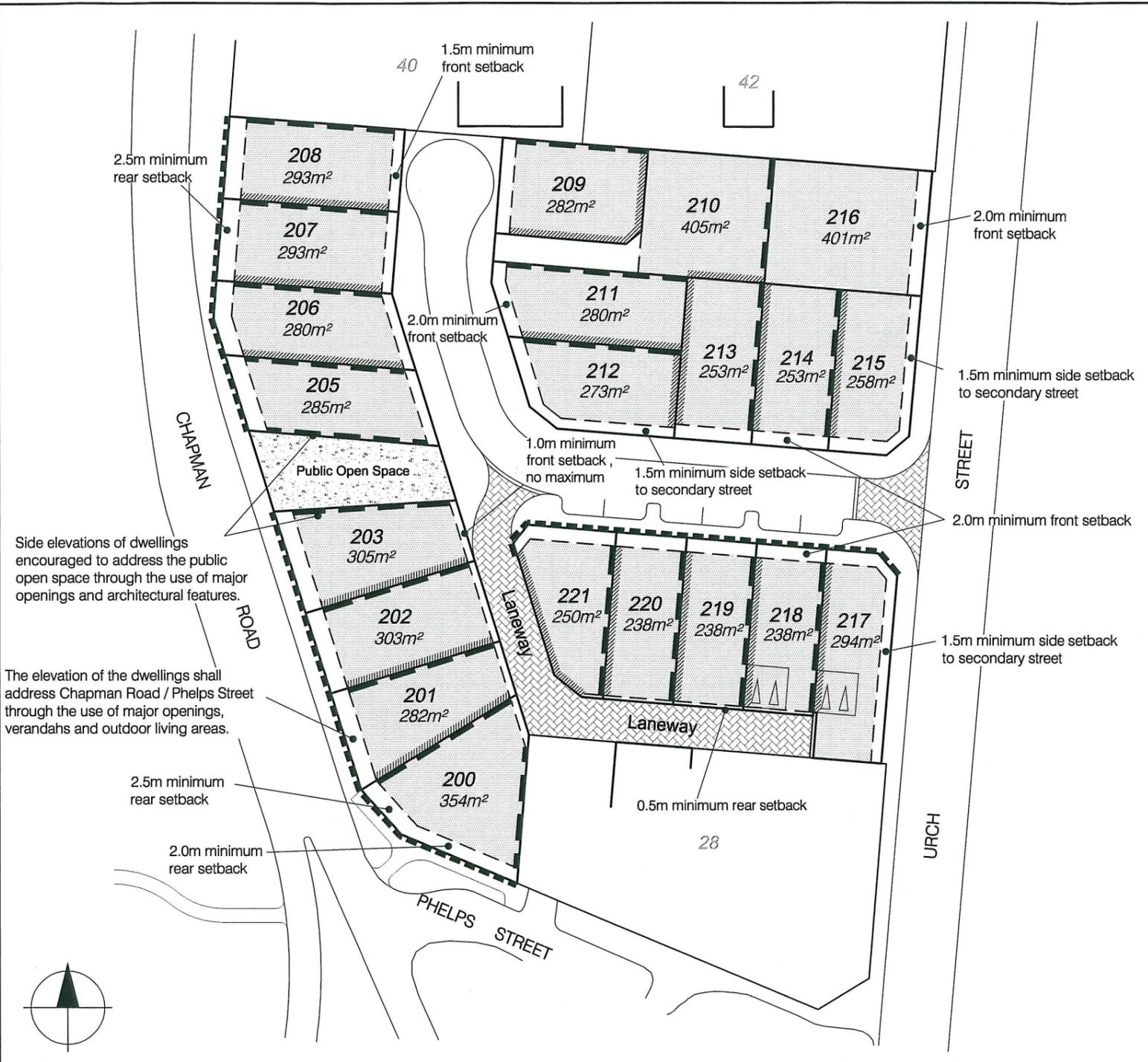
- Buildings shall be restricted to two storeys in height with the exception of Lot 200, which may be three storeys.
- Height of buildings for Lots 201 - 221 are required to comply with the category B provisions and the height of buildings for Lot 200 are required to comply with the category C provisions of Clause 3.7.1 of the Residential Design Codes.
- The height measurement for buildings will be taken from natural ground level.
- Fill levels may not exceed 0.5m above the natural ground level.

Access

- For lots abutting a laneway, vehicular access is only permitted from this.
- No vehicular access is permitted where indicated on the DAP.
- Parking areas accessed from the laneway must be positioned to allow vehicles to enter the street in forward gear. Preferred garage locations nominated on the Detailed Area Plan provide direction on how this may be achieved on certain sites.

Fencing

- For all lots, solid boundary fencing above 0.75m and any fencing above 1.2m in height shall not be permitted forward of the front building line.
- For corner lots (212, 215 and 217), any solid fencing above 0.75m facing the secondary street may only commence after the lot truncation point.
- 'Estate Fencing' around the boundary of the site and abutting the POS may not be modified without the approval of the City to ensure a consistent finish and presentation.



LEGEND

Building envelope boundary.	Nominated nil side setback location.	No vehicular access permitted.
Building envelope area..	Nominated nil side setback location (max. 50% of boundary)	Preferred garage / carpark location

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CITY OF GERALDTON

Approved by the City of Geraldton

..... Principal Planner Date


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DATE: 05.12.06
 REVISED: 27.02.07
 SCALE (A3): 1:750
 DATA: CLE, QS
 PLAN No.: 2101-09E

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT G.

ADDENDUM

Lot 807 Urch Street, Geraldton

Detailed Area Plan

This addendum is required to amend parts of the Detailed Area Plan to reflect the correct clause numbering of the amended Residential Design Codes. The amended Residential Design Codes were gazetted in August 2013.

The changes being:

- Reference to clause 3.2.8 to be replaced with clause 5.2.2 C2
- Reference to clause 3.7.1 to be replaced with clause 5.1.6 C6
- Reference to 'Acceptable Development' provisions to be replaced with 'Deemed to Comply' requirements.