

**DETAILED AREA PLAN PROVISIONS**

The provisions addressed below and on the adjacent plan relate to Chieti Place & Gribble Road, Gwelup approved by WAPC reference 151096.

Unless otherwise defined on this Detailed Area Plan (DAP), all development shall be in accordance with the City of Stirling Local Planning Scheme No. 3 and the Residential Design Codes.

Unless varied below the relevant density provisions of the Residential Design Codes (and definitions found within) apply to all lots subject to this DAP. The Residential Design Codes do not apply where varied below.

**1. GENERAL PROVISIONS**

a. R-Coding	R20
b. Minimum Open Space	Minimum 40%*

**2. SETBACK PROVISIONS**

	Minimum	Average
a. Dwelling – Primary Street (excluding Garage/Carport)	3.0m	4.5m
b. Garages/Carports	4.5m	N/A

**NOTES – MINIMUM OPEN SPACE**

\* Site coverage includes the floor area of: all buildings and alfresco and permanent covered patio areas.

**3. BUILDING FORM AND ORIENTATION**

a. The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.

**4. VEHICLE ACCESS**

a. Mandatory garage locations apply to some lots identified on the DAP; referencing the side of the lot to which the garage is best located. Mandatory garage locations do not prescribe boundary walls.  
 b. Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Detailed Area Plan.

**5. UNIFORM ESTATE FENCING**


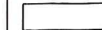


a. Uniform Estate fencing will be provided by the developer.  
 b. Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City.

This Detailed Area Plan has been approved by the City of Stirling under clause 6A. 16.5 of Local Planning Scheme No. 3

  
 Manager Approvals Business Unit  
 City of Stirling

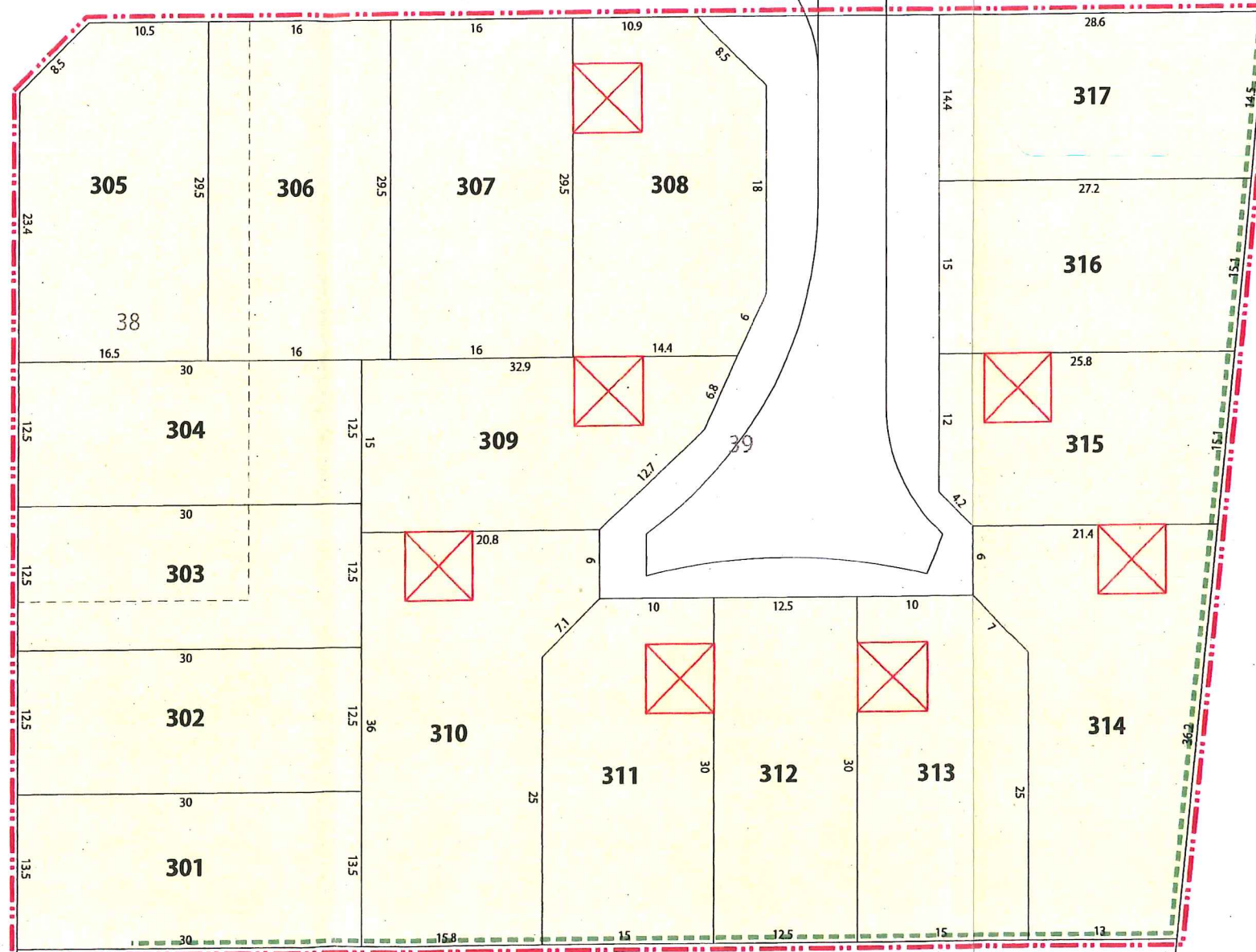
Date 11/1/16

**LEGEND**

-  SUBJECT SITE
-  RESIDENTIAL R20
-  ESTATE FENCING
-  MANDATORY GARAGE LOCATIONS

**GRIBBLE ROAD**


**CHIETI PLACE**



Local Development Plan for Lot 38 Chieti Place and Lot 39 Gribble Road, Gwelup has been approved by the Western Australian Planning Commission on 7 December 2015.

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

**DETAILED AREA PLAN**  
 Chieti Place & Gribble Road, Gwelup

  
 Scale: 1:500@A3  
 Date: 21/09/2015  
 Plan: STAGW-4-001c

A 28 Brown St, East Perth WA 6004  
 P: (08) 9325 0200  
 E: info@creativdp.com.au  
 W: creativdp.com.au



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