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-Density
      - R20
   b. Minimum Open Space
      - Minimum 40%*

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

NOTES - MINIMUM OPEN SPACE
* Site coverage includes the floor area of: all buildings and attics and permanent covered patios 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 proposed fencing/marbling on private lots shall 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 11/11/16

DETAILED AREA PLAN
Chieti Place & Gribble Road, Gwelup