



LEGEND

--- BDY --- BOUNDARY OF D.A.P.

* NOMINATED CORNER LOT

**DETAILED AREA PLAN No. 3
EAST WANNEROO CELL 4**

THE FOLLOWING STANDARDS ARE DEEMED TO MEET THE RELEVANT DESIGN PRINCIPLES OF THE R-CODES AND DO NOT REQUIRE CONSULTATION WITH ADJOINING LANDOWNERS.

1. THE MINIMUM OPEN SPACE REQUIREMENT MAY BE REDUCED FROM THOSE SPECIFIED IN THE R-CODES TO A MINIMUM OF 40% SUBJECT TO PROVISION OF AN OUTDOOR LIVING AREA OF A MINIMUM OF 36m².
2. DWELLINGS ON NOMINATED 'CORNER LOTS' MUST ADDRESS BOTH THE PRIMARY AND SECONDARY STREET. THE DESIGN OF THE DWELLINGS SHALL INCLUDE AT LEAST ONE MAJOR OPENING FACING THE DIRECTION OF THE PRIMARY STREET AND AT LEAST ONE MAJOR OPENING FACING THE DIRECTION OF THE SECONDARY STREET AND SHALL NOT BE OBSTRUCTED BY VISUALLY IMPERMEABLE FENCING.

THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 9.14.3(d) OF DISTRICT PLANNING SCHEME No. 2:

MANAGER PLANNING IMPLEMENTATION
CITY OF WANNEROO

DATE *24/12/14*

**DETAILED AREA PLAN
FORMERLY LOT 47 LENORE ROAD,
PEARSALL
CITY OF WANNEROO**