



TYPICAL SITE LAYOUT (Traditional Lot)

R-CODE VARIATIONS

All dwellings and outbuildings are to be located within the building envelopes. The District Town Planning Scheme and RD-Codes are varied in the following manner. All other requirements of the RD-Codes and District Town Planning shall be satisfied.

1. Consultation with adjoining or other landowners to achieve a variation of the RD-Codes, in accordance with the approved Detailed Area Plan, is not required.
2. The density coding is R40.
3. The minimum open space shall be 40%.
4. The front elevation of the dwellings shall address the primary and secondary streets through the use of major openings, front verandahs, porches and outdoor living areas.
5. All lots are subject to a 1.5m minimum front setback and 3.0m average front setback.
6. Garages within lots 681 - 688 are subject to a 1.0m minimum setback as indicated on the Detailed Area Plan.
7. Garages within lots 689 - 709 are subject to a 4.5m minimum setback from the front boundary. The minimum rear setback for lots 689 - 709 is 1.0m.
8. Outdoor living areas should be located on the northernmost or easternmost boundary to maximise solar access.
9. Buildings may be constructed on the boundary where a nil boundary setback has been nominated on the Detailed Area Plan. The nil lot line shall commence 3m back from the front lot boundary.
10. The minimum secondary street setback is 1.0m as indicated on the Detailed Area Plan.
11. The minimum solar setback is 1.5m as indicated on the Detailed Area Plan.
12. Garages are only permitted within the designated locations or garage envelopes and shall be setback in accordance with the Detailed Area Plan. Garages are permitted at nil setback to internal boundaries.

DETAILED AREA PLAN No. 2
LOT 291 DALECROSS AVENUE, MADELEY
CITY OF WANNEROO



This Detailed Area Plan has been adopted by Council (City of Wanneroo) and signed by the Manager, Planning Services.

Brian 12/2/08
Manager, Planning Services Date



CHAPPELL
LAMBERT
EVERETT

TOWN PLANNING + URBAN DESIGN
LEVEL 2 - 36 BOWLAND STREET SUDBORO WA 6008 PO BOX 726 SUDBORO WA 6008
phone: (08) 9392 1261 fax: (08) 9392 1122 email: info@clambert.com.au

DATE: 23.05.07
REVISED: 31.10.07
SCALE (A3): 1:1000
DATA: CLE, MAPS
PLAN No.: 454-54G