

PROVISIONS *The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.*

This DAP replaces the need to obtain a planning approval on single residential lots. Any variations to the acceptable development standards (as outlined in this DAP or relevant R-Codes) are discouraged, however if justified, can be considered through the lodgement of a Codes Variation, submitted to the City of Wanneroo.

Setbacks

Front

Min 4.0m (incl veranda)

South-west Side Setback

Nil setback ground floor allowed along boundary
Upper storey setback min 1.5m

North-east Side Setback

Min 1.5m ground floor setback
Min 1.5m upper floor setback

Rear Setback

Min 1.5m setback

Garage

Front Setback

Min 4.5 m setback from the street and at least 0.5 m behind primary building façade.
The primary building façade may include porches and verandas providing they are of a significant and functional scale and be at least 3.0 metres wide (1.5 m deep).

Secondary Street Garage Setback

Min. 2.0m setback

Location

Garages should generally be positioned in the suggested location.
Alternate garage locations may be considered along the north-east boundary subject to a maximum boundary wall length of 9.0 metres. All other walls along the northern boundary shall be set back 1.5 metres.

Garage Door

Max 50% of block frontage (single storey)
Max 60% of block frontage (single storey where garage is set back at least 1m from primary facade)
Max 60% of block frontage (double storey)
No side by side three car garages allowed

Open Space

Site Coverage
Min open space 40% of site. May include areas bounded on three sides by a building.

Outdoor Living Areas

Should have northerly aspect
Min dimension 4m x 6m
Outdoor living areas may have permanent roof cover over up to 75% of the required area

Roof

Pitch

Gable Roofs - Min 24 degrees
Hip Roofs - Min 24 degrees
Skillion Roofs - Min 10 degrees
Min pitch standards apply to roofs visible from the street

Roof Height

9.5m max total height from natural ground level (NGL)

Building Height

Maximum Wall Height

Top of external wall (roof above) - 6.5m
Top of external wall (concealed roof) - 7.5m
Top of high side of skillion - 8.5m

Porches / Verandas

Porches / verandas must be at least 1.5m deep

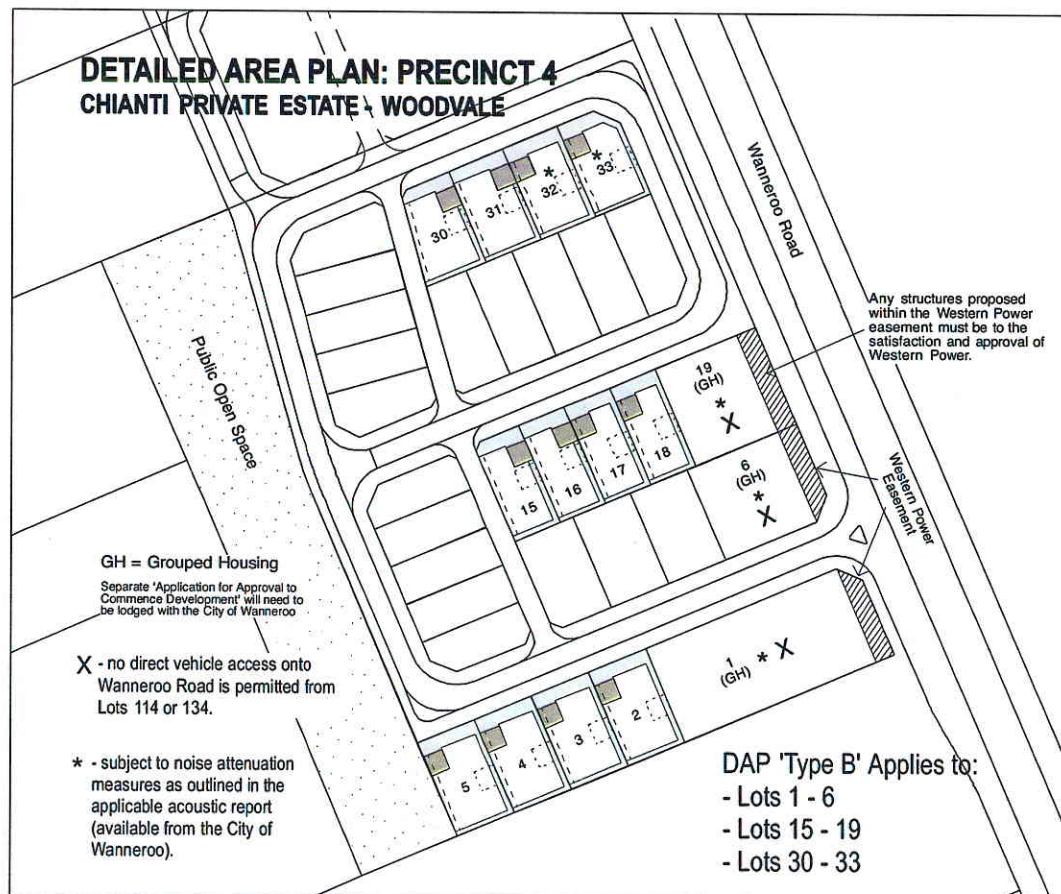
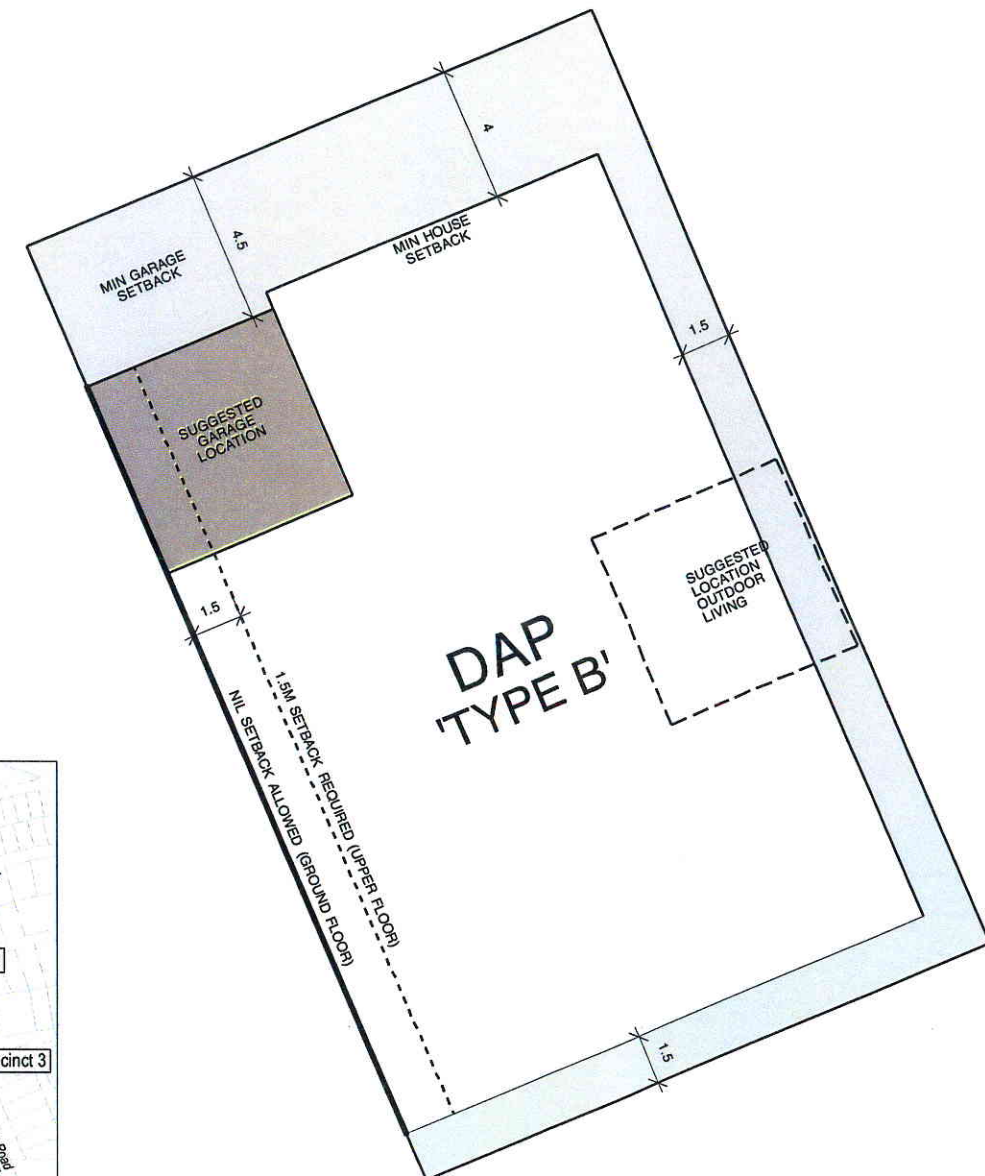
[Signature]
Manager, Planning Implementation

9 SEPTEMBER 2011
Date

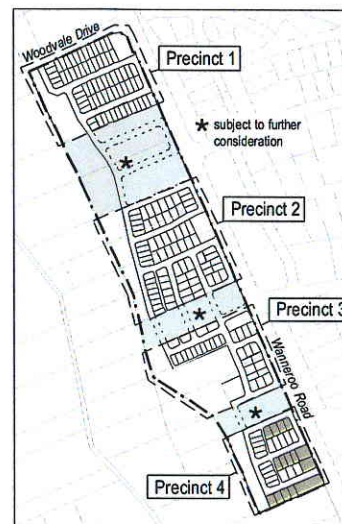
DETAILED AREA PLAN TYPE B

PRECINCT 4

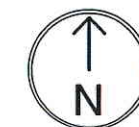
CHIANTI PRIVATE ESTATE - WOODVALE



DAP 'Type B' Applies to:
- Lots 1 - 6
- Lots 15 - 19
- Lots 30 - 33



LOCATION PLAN
CHIANTI PRIVATE ESTATE - WOODVALE



Thierfelder Consulting
PO Box 612
Mount Hawthorn WA 6915

08 September 2011

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Min 1.5m upper floor setback

Rear Setback

Min 2.0m 'solar' setback

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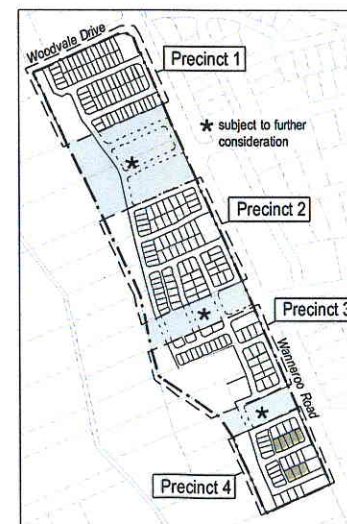
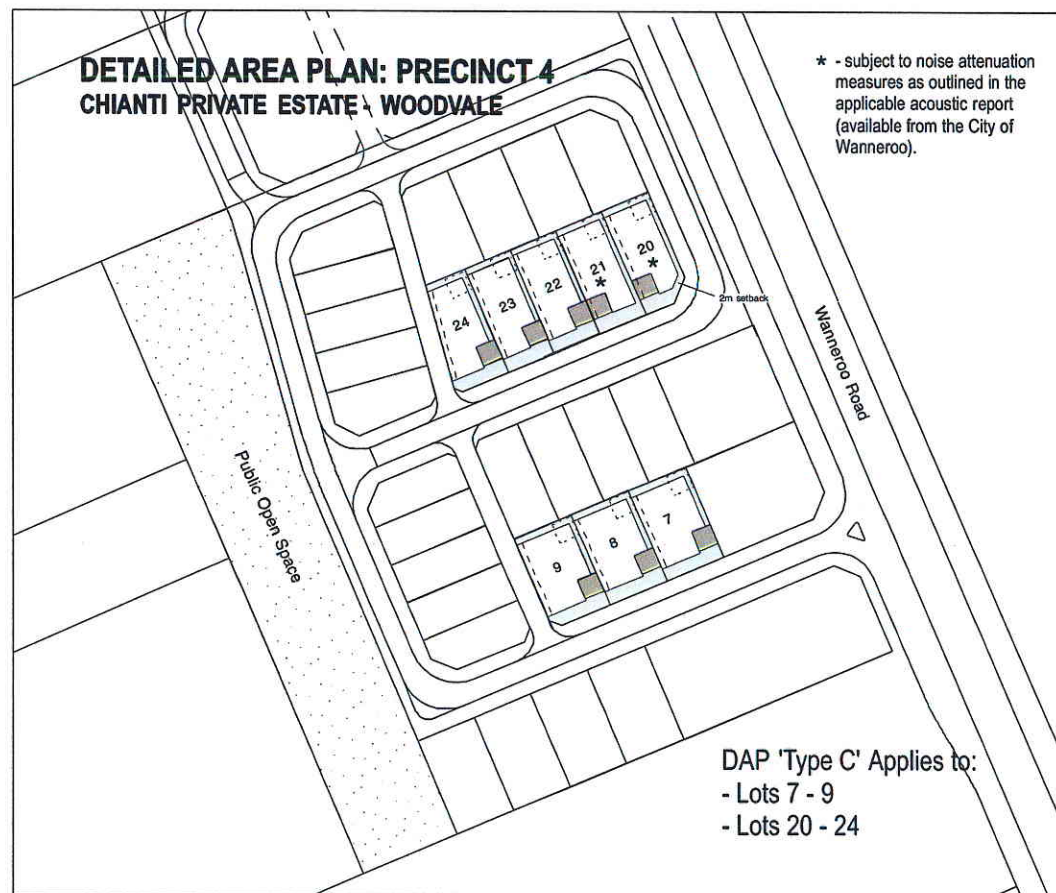
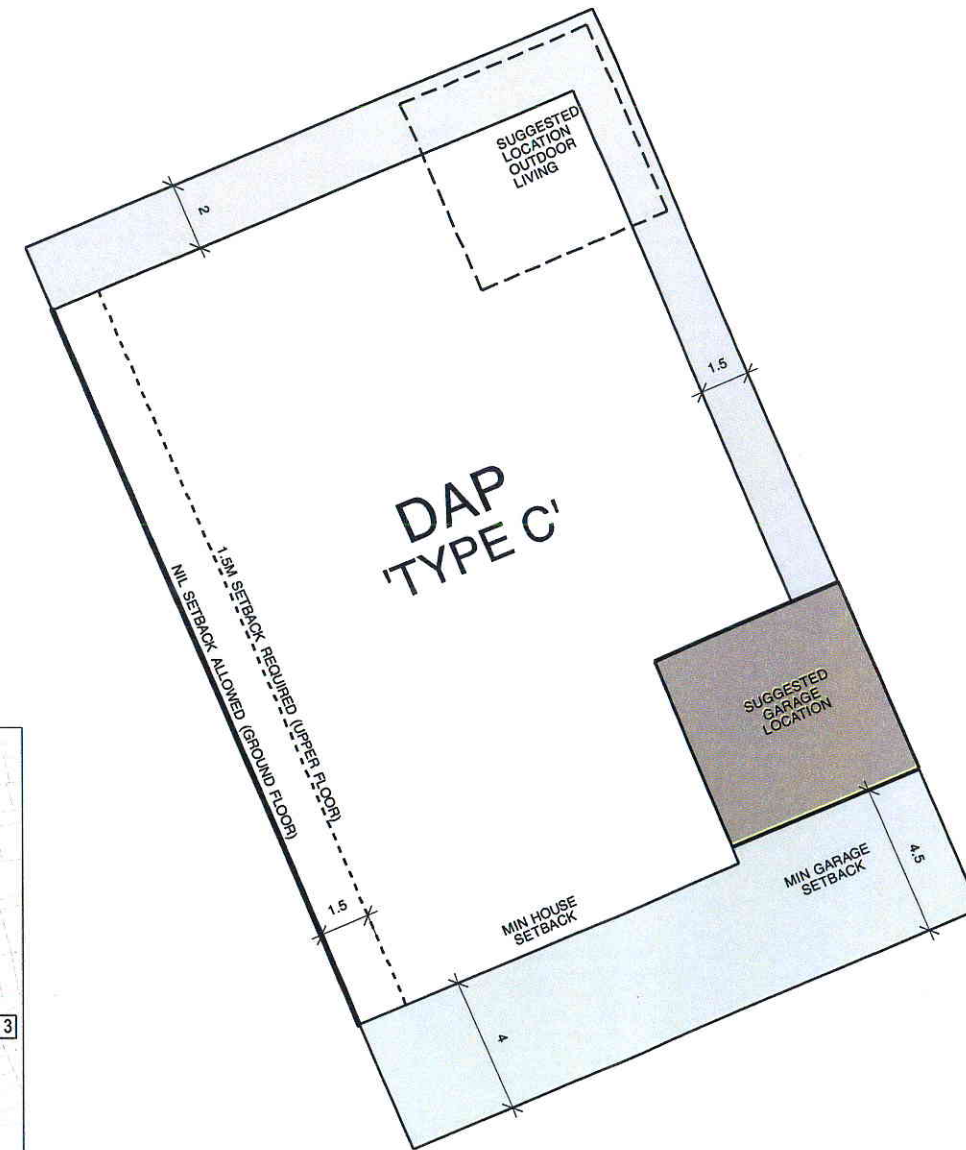
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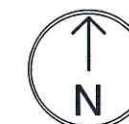
DETAILED AREA PLAN TYPE C

PRECINCT 4

CHIANTI PRIVATE ESTATE - WOODVALE



LOCATION PLAN
CHIANTI PRIVATE ESTATE - WOODVALE



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