

MULLINS WAY

VISITOR PARKING

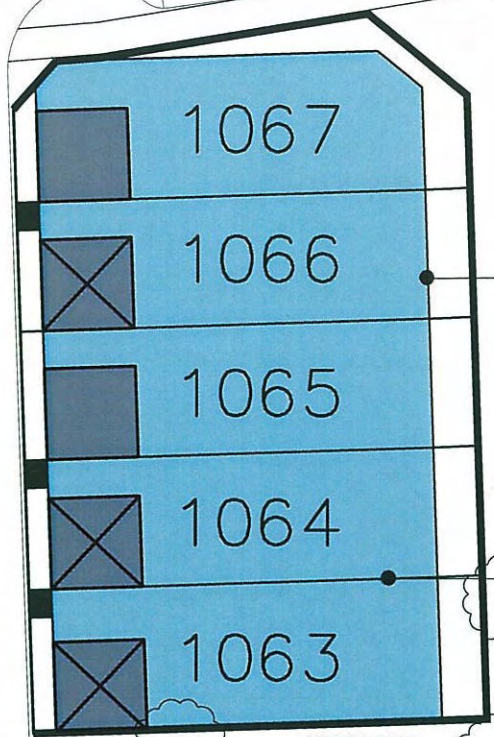
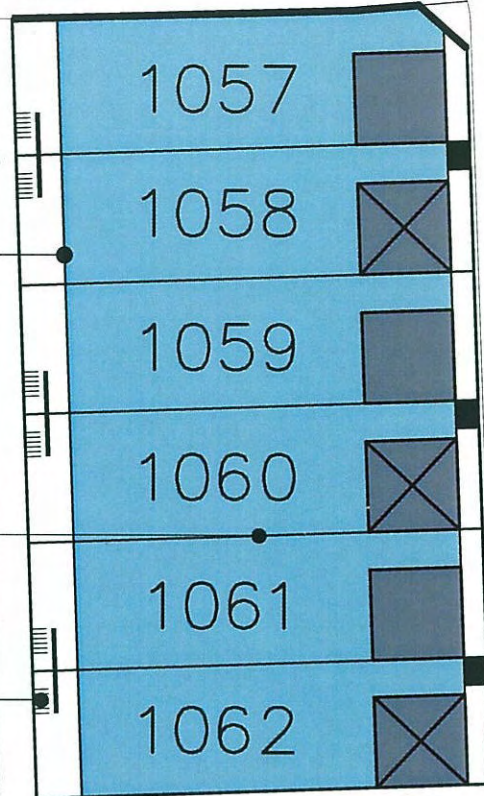
SHARED PATH

MIN 3.0m FRONT SETBACK

P.O.S

ZERO SIDE SETBACKS PERMITTED

STAIRWELL ACCESS



VISITOR PARKING

MIN 3.0m FRONT SETBACK

GROUPED HOUSING SITE
(SUBJECT TO FUTURE D.A.)

ZERO SIDE SETBACKS PERMITTED

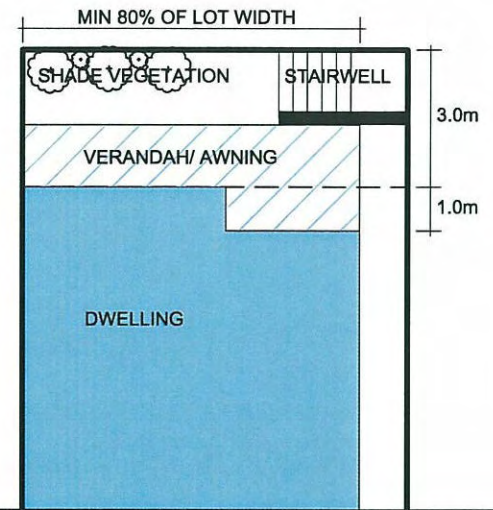
TILLER TURN

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE RETAINED

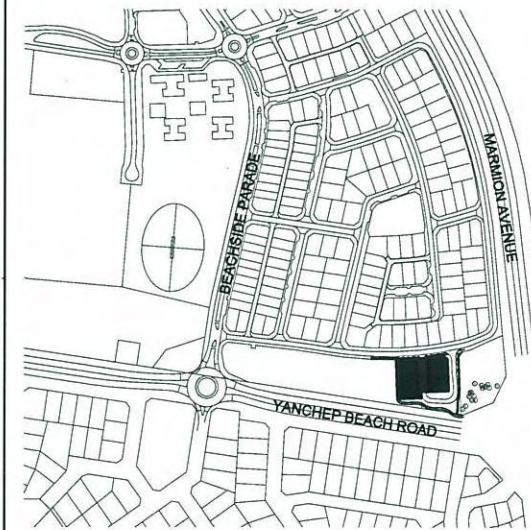
INDICATIVE PATH LOCATION

PERMITTED SETBACKS



R-CODING: ALL LOTS ARE CODED R40

LOCATION PLAN 1: 10 000



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 respects to the satisfaction of the City of Wanneroo.

All Lots

1. The front setback of the dwelling shall be a minimum of 3m.
2. At least 80% of the front façade shall be setback between 3m and 4m.
3. Verandahs and awnings are permitted to be setback a minimum of 1.5m.
4. Zero rear setbacks are permitted, however setbacks less than 1.5m must demonstrate adequate access and vehicle sightlines and shall not obstruct service easements.
5. Zero side setbacks are permitted.
6. Private outdoor living areas shall be located on the northern side of lots.
7. Site coverage up to 70% shall be permitted.
8. Garages shall be located on the side depicted on the DAP, but are permitted to be set back a maximum of 1.5m from the side boundary if desired.
9. Vehicular access is only permitted from the 6m rear laneway.
10. Upper storeys shall locate windows to provide surveillance of the rear laneway.

11. Ancillary Accommodation is permitted above the rear garages and shall be designed to provide surveillance of the rear laneway.
12. Upper storeys shall not cause overshadowing of adjoining outdoor living areas at midday on 21 June.

Lots 1057 - 1062

1. Shade protection such as verandahs, awnings, or appropriate vegetation shall be provided on the western facade.
2. Window placement, landscaping and fencing shall be designed to provide clear surveillance of the adjacent footpath and park from inside the dwelling.

Lots 1057, 1062, 1063, 1067

1. Dwellings shall provide surveillance of the street/ POS adjacent to the side boundary with appropriately designed window placement, private outdoor living areas and fencing (single level dwellings) or upper storey window placement (multi level dwellings).

LEGEND

- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- PERMITTED BUILDING ENVELOPE
- NO VEHICULAR ACCESS
- SERVICE EASEMENT

[Signature]

Manager of Planning Services

7/11/08

Date

DETAILED AREA PLAN - HARFORD GROVE 05

MULLINS WAY AND TILLER TURN

CAPRICORN, YANCHEP - CITY OF WANNEROO

scale: 1:500 @ A3
 drawn: LJ
 checked: SG
 approved: SG
 date: 29.10.08
 client: CAPRICORN VILLAGE JV

town planning + design

