

Detailed Area Plan R-Code Variation

The District Town Planning Scheme No. 2 and R-Codes are varied as follows:

R-CODING

Density Coding is R30 generally, except Lots 509-511 where Density Coding is R20.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

The following criteria take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.

Compliance with this Detailed Area Plan (DAP) replaces the need for planning approval. Any variations to Acceptable Development standards (as outlined in this DAP or relevant R-Codes), can be addressed through an application for a codes variation submitted with a building licence application.

STREETSCAPE REQUIREMENTS (6.2)

Setbacks for development shall be in accordance with the following:

(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- Primary Street setback is a minimum of 4.0m (this setback can be averaged as per the R-Codes) (ref 6.2.1).
- A 1.0m setback is permitted to a secondary street for corner lots (ref.6.2.1).
- Dwellings must address the Primary Street by way of design and must contain a major opening(s) to a living area and/or master bedroom (ref.6.2.4).
- For lots with multiple street frontages, the dwelling must address both the Primary Street and the Secondary Street through design, materials and major opening(s) (ref.6.2.4).
- For Lots 500 and 502, dwellings abutting the PAW shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one of more major opening(s) to a habitable room (being a lounge or living room and not a bedroom) and an outdoor living area facing the PAW (L.N. Element 3. R28).
- Designated garage locations are mandatory (where indicated on the DAP).
- Laneway lots must obtain vehicle access from the Laneway.
- A 0.5m minimum garage setback (inclusive of a store where applicable) is required to the laneway boundary.
- A 1.5m minimum rear dwelling setback is required to the ground floor level from the laneway boundary.
- A nil rear setback is permitted to the dwelling upper floor level on a laneway boundary.
- Where two storey development is proposed for Lot 498, a second storey element (studio and/or balcony) abutting the balcony is required to ensure passive surveillance of the laneway.

BOUNDARY SETBACK REQUIREMENTS (6.3)

Setbacks for development shall be in accordance with the following:

(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum length determined by the required front and rear setbacks, to one side boundary only (as indicated on the DAP) (ref.6.3.2).
- A second nil side setback is permitted for a maximum length of 9m for the purposes of a garage/store only. No adjoining landowner consultation is required for this variation (ref.6.3.2).
- Where a nil side setback is nominated, zero lot line construction must be located a minimum of 1.5m behind the dwelling frontage (face of building) (ref.6.3.2).
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner (ref.6.3.2).
- A 1.0m minimum side setback is required to lots abutting the PAW (Lots 500 & 502) (ref.6.3.2).

OPEN SPACE REQUIREMENTS (6.4)

- A minimum provision of 35% open space is required (ref.6.4.1).
- An unenclosed balcony (roofed or open) with an area of 10 m² or greater can be included as part of the minimum open space calculation (ref.6.4).
- Outdoor living areas are permitted to be located within the front setback area to take advantage of the northern aspect of the site and shall be constructed to maintain surveillance and activation of the adjoining streetscape (ref.6.4.2).
- Outdoor living area to be provided with a minimum dimension configuration of 4m x 6m and minimum area of 24m² (ref.6.4.2).

BUILDING HEIGHT REQUIREMENTS (6.7)

- The maximum building heights described in Table 3 (Category B) of the R-Codes are increased by 1.0m (ref.6.7.1). This results in the following Acceptable Development:
 - 7m maximum – Top of external wall (roof above)
 - 8m maximum – Top of external wall (concealed roof)
 - 10m maximum – Top of pitched roof
- The maximum landmark building element total height permitted is 11.5m, applicable to a maximum plan area of 4.0m x 4.0m (ref.6.7.1).

DESIGN FOR CLIMATE REQUIREMENTS (6.9)

- Lots on this DAP are exempt from provision 6.9.1, determining Overshadowing of Adjoining Sites.

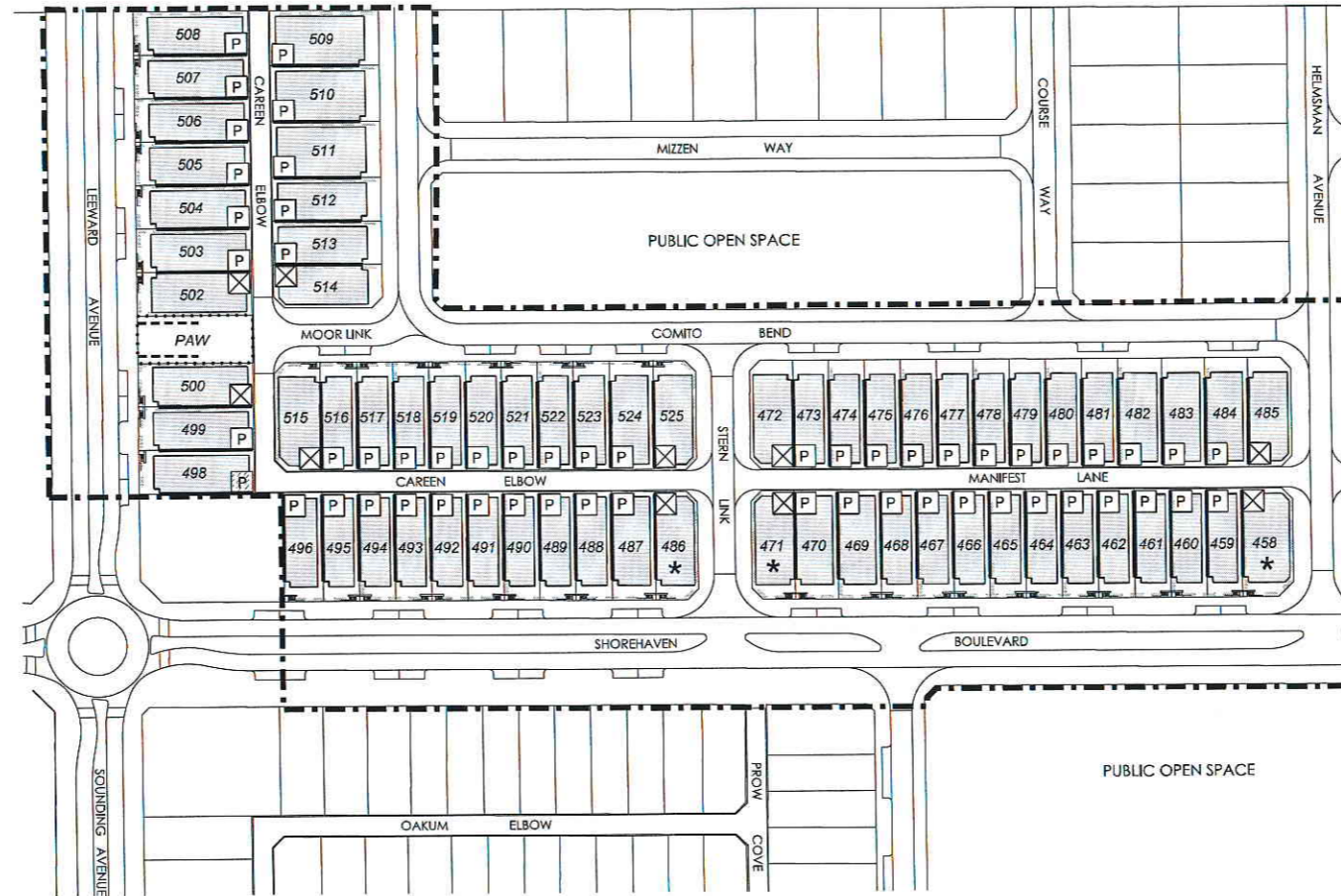
INCIDENTAL DEVELOPMENT REQUIREMENTS (6.10)

- If outbuildings are proposed, then they must be constructed in materials and style to match the dwelling when visible from the public realm (ref.6.10.1).
- All dwellings shall provide a storage area (min 4m² area) under the main roof (accessible from outside) or within the garage area (ref.6.10.3).

ADVICE NOTE:

Retaining Walls

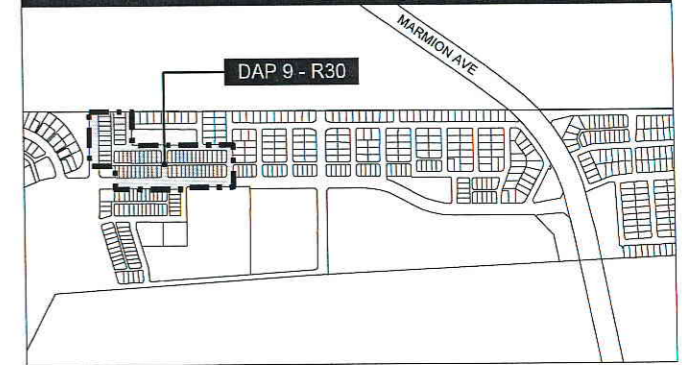
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any boundary retaining walls present with certification obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



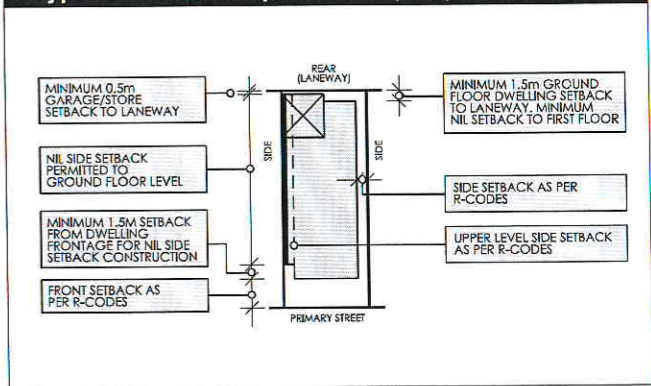
Legend

- Extent of Detailed Area Plan
- ▭ Building Envelope
- P Preferred Garage Location
- ⊗ Designated Garage Location
- Nil Building Setback
- - - Retaining walls
- No Vehicle Access
- Indicative Stair Access Locations
- * Landmark Design Elements encouraged
- ▨ Studio Development required for two storey development (Lot 498)
- - - Visually Permeable Fencing (minimum requirement)

Location Plan



Typical Setback Requirements (R30)



Endorsement Table

This Detailed Area Plan is endorsed by the City of Wanneroo

Manager Planning Implementation *[Signature]*

Date *17 November 2011*

Detailed Area Plan 9 - Shorehaven Rise

SHOREHAVEN, ALKIMOS
A PEET ALKIMOS PTY LTD PROJECT

07/085/050G
 15/11/2011
 PC994

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