

**LOT 9101 HIDCOTE WAY (SUBDIVISION REF 142714)
 AGREED STRUCTURE PLAN CELL 4
 DETAILED AREA PLAN**

THE PROVISIONS OF THE CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AND THE R CODES APPLY UNLESS OTHERWISE VARIED BELOW.

1. A RESIDENTIAL DENSITY CODE OF R30 APPLIES TO THE SUBJECT AREA.
2. ALL LOTS ARE SUBJECT TO A 1.5m MINIMUM FRONT SETBACK AND 3.0m AVERAGE FRONT SETBACK.
3. THE MINIMUM OPEN SPACE REQUIREMENT MAY BE REDUCED FROM THOSE SPECIFIED IN THE R-CODES TO A MINIMUM OF 35% SUBJECT TO COMPLIANCE WITH THE FOLLOWING CRITERIA;
 - (a) MINIMUM 2.0 METRE SIDE BOUNDARY SETBACK TO HABITABLE ROOMS WITH MAJOR OPENINGS ON THE NORTHERNMOST OR EASTERNMOST BOUNDARY.
 - (b) PROVISION OF AN OUTDOOR LIVING AREA DESIGNED IN ACCORDANCE WITH THE R-CODES AND DIRECTLY ACCESSIBLE FROM AN INTERNAL LIVING AREA ON THE NORTHERNMOST OR EASTERNMOST BOUNDARY, WHERE THE OUTDOOR LIVING AREA IS NOT DIRECTLY ACCESSIBLE FROM AN INTERNAL LIVING AREA, PROVISION OF AN ADDITIONAL OUTDOOR LIVING AREA WHICH COMPLIES WITH THE FOLLOWING CRITERIA:
 MINIMUM AREA 20 SQM;
 MINIMUM DIMENSION 4.0M AND MAY BE INCLUDED UNDER THE ROOF OF THE MAIN DWELLING.

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 OBTAINED AT THE BUILDING LICENCE APPLICATION STAGE THROUGH THE LODGEMENT OF A R CODES VARIATION, SUBMITTED TO THE CITY OF WANNEROO.

ENDORSED BY:

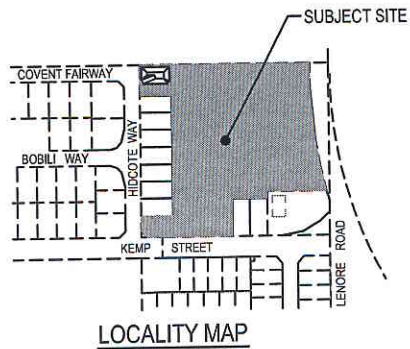


MANAGER PLANNING IMPLEMENTATION

DATE 5 OCTOBER 2011




CITY OF WANNEROO

**DETAILED AREA PLAN
 LOT 9101 HIDCOTE WAY, PEARSALL
 CITY OF WANNEROO**



Pietro Estate Pearsall

LEGEND

-  BOUNDARY OF D.A.P.
-  SETBACK DISTANCES
-  DESIGNATED CROSSOVER LOCATION

