

Detailed Area Plan Provisions

1.0 GENERAL PROVISIONS
 The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjacent owners.

2.0 RESIDENTIAL DESIGN CODE

Lots Applicable	R-Code Density
All Lots	R25

3.0 STREET SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum (no averaging permitted)	
		Building	4.0m
All Lots	Primary Street	Dwelling	4.0m
		Balconies, Porches & Verandahs	2.0m
	Secondary Street	Building	1.0m

3.1 For all lots, garages shall be setback a minimum of 0.5m behind the dwelling.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum	Notes
All Lots	40%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

- 4.1 Outdoor living areas are permitted to be located within the street setback area.
- 4.2 A balcony (roofed or open) with the minimum dimensions of 2.0m and located at the front of the dwelling, is permitted to be included as part of the open space provision, to a maximum size of 10m².

Legend

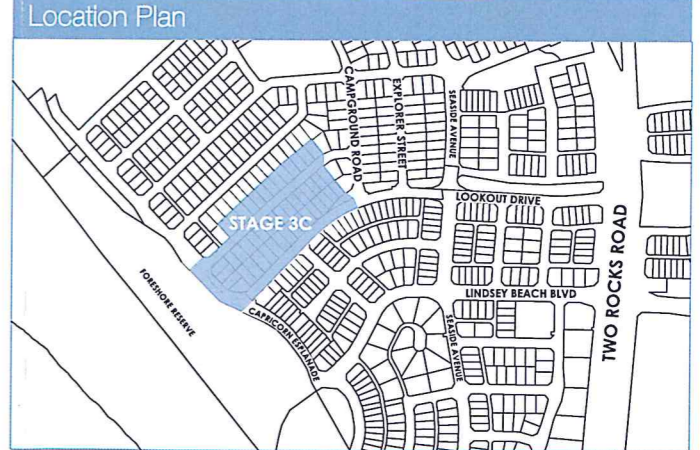
- Extent of Detailed Area Plan
- Preferred Garage Location
- R25 Subject Lots

Endorsement Table

This Detailed Area Plan has been certified by Council under clause 9.14.3(d) of District Planning Scheme No.2

Manager, Planning Implementation
 City of Wanneroo *M. J. [Signature]*

Date *1/12/14*



DETAILED AREA PLAN | STAGE 3C
 Capricorn, Yancheep
 A Capricorn Village Joint Venture Project

scale	1:1500@A3
plan	14/02/12
date	11/12/2014
revision	RC
drawn	NM
checked	
approved	
scale	0m 10 20m

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