

DETAILED AREA PLAN PROVISIONS



PROVISIONS

General

- The provisions of the City of Wanneroo District Planning Scheme No.2 (DPS2) and the Residential Design Codes (R-Codes) apply unless varied by this Detailed Area Plan (DAP).
- Where there is conflict between the requirements of DPS2 and/or the R Codes with this DAP, the provisions of this DAP prevail to the extent of any inconsistency.
- The following standards are deemed to meet the Design Principles of the R-Codes and do not require consultation with adjoining landowners.
- Minor variations to the requirements of the R-Codes and the DAP may be considered and approved at the Building Permit Stage upon lodgement of a codes variation.

Open Space and Outdoor Living

- The minimum open space requirement (% of site) for development on all lots within this DAP may be reduced to 35%, subject to:
 - An outdoor living area with a minimum dimension of 6x4m being provided; and
 - Outdoor living areas being located to maximise northern or eastern solar access.

Setbacks

- A 3.0m minimum primary street setback is permitted for all lots (no averages apply).
- A 1.0m minimum secondary street setback is permitted as shown (no averages apply).

Duplex Development

- If lot 463 is to be developed as a duplex, development shall be in accordance with the recommended lot layout shown in inset A.

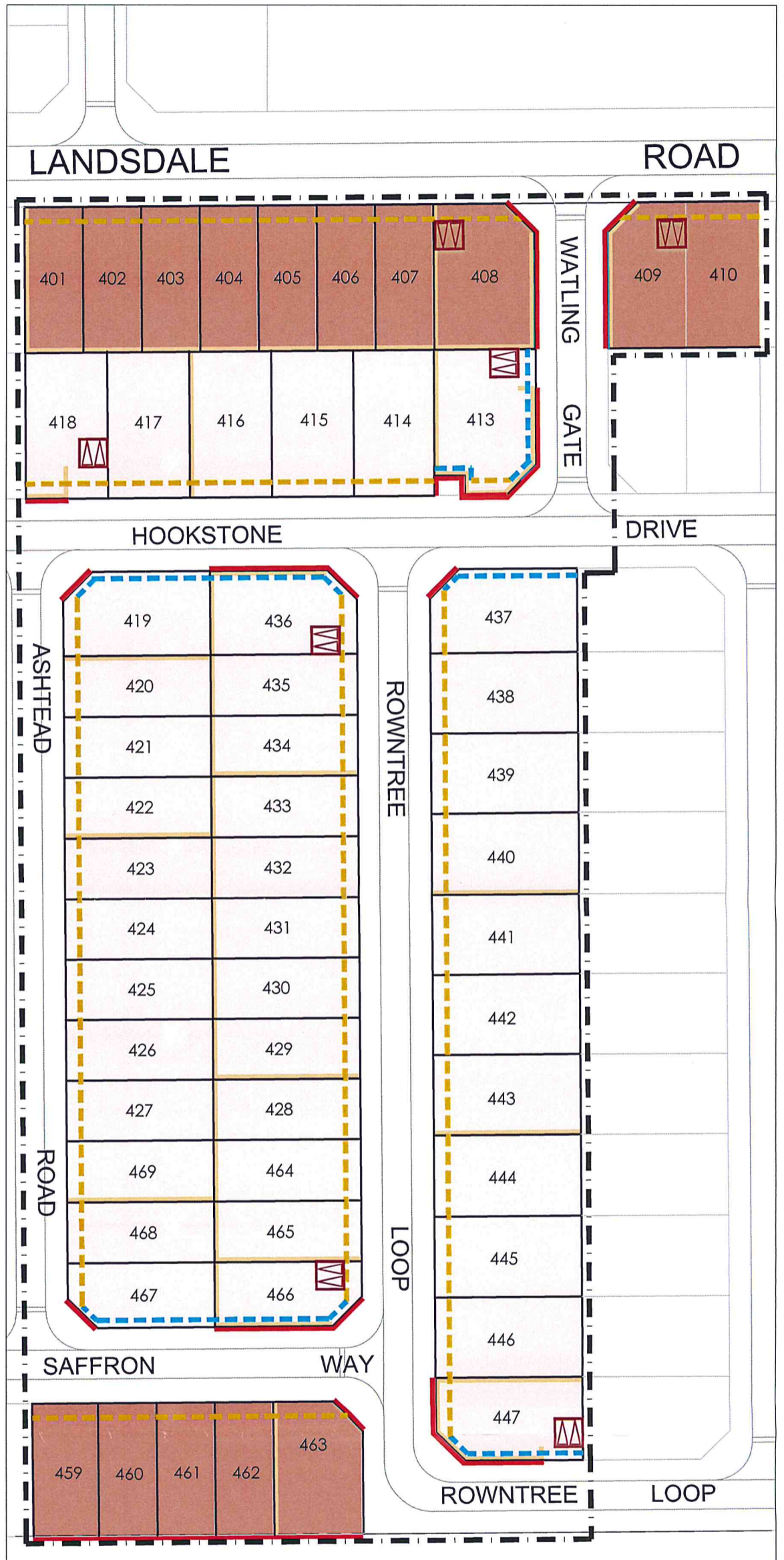
LEGEND

- Detailed Area Plan Area
- East Wanneroo Cell 5 - Agreed Structure Plan No.7 Zoning**
 - Residential R20
 - Residential R40
- R-Code Variations**
 - Minimum 3.0m primary street setback
 - Minimum 1.0m setback
 - No vehicular access
 - Indicative future duplex subdivision boundary
 - Retaining wall
 - Designated garage Location

NOTES

- Batters**
- Lots 414-418, 439, 440, 443, 446, and 463 have batters to the street measuring approximately 3.5-6m, and may require additional retaining by the owner to achieve the reduced setbacks.

INSET A



Endorsed by:

Manager Statutory Planning
 City of Wanneroo

21/01/15
 Date

DAP:
 City of Wanneroo
 Reference No.

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



0 10 20 30 40 50m
 SCALE 1:1000 (A3)

DETAILED AREA PLAN NO. 2
EAST WANNEROO CELL 5
CITY OF WANNEROO