

**PORTION OF LOT 700 PINJAR ROAD
(SUBDIVISION REF 148553 AND 151222)
AGREED STRUCTURE PLAN CELL 2
DETAILED AREA PLAN**

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

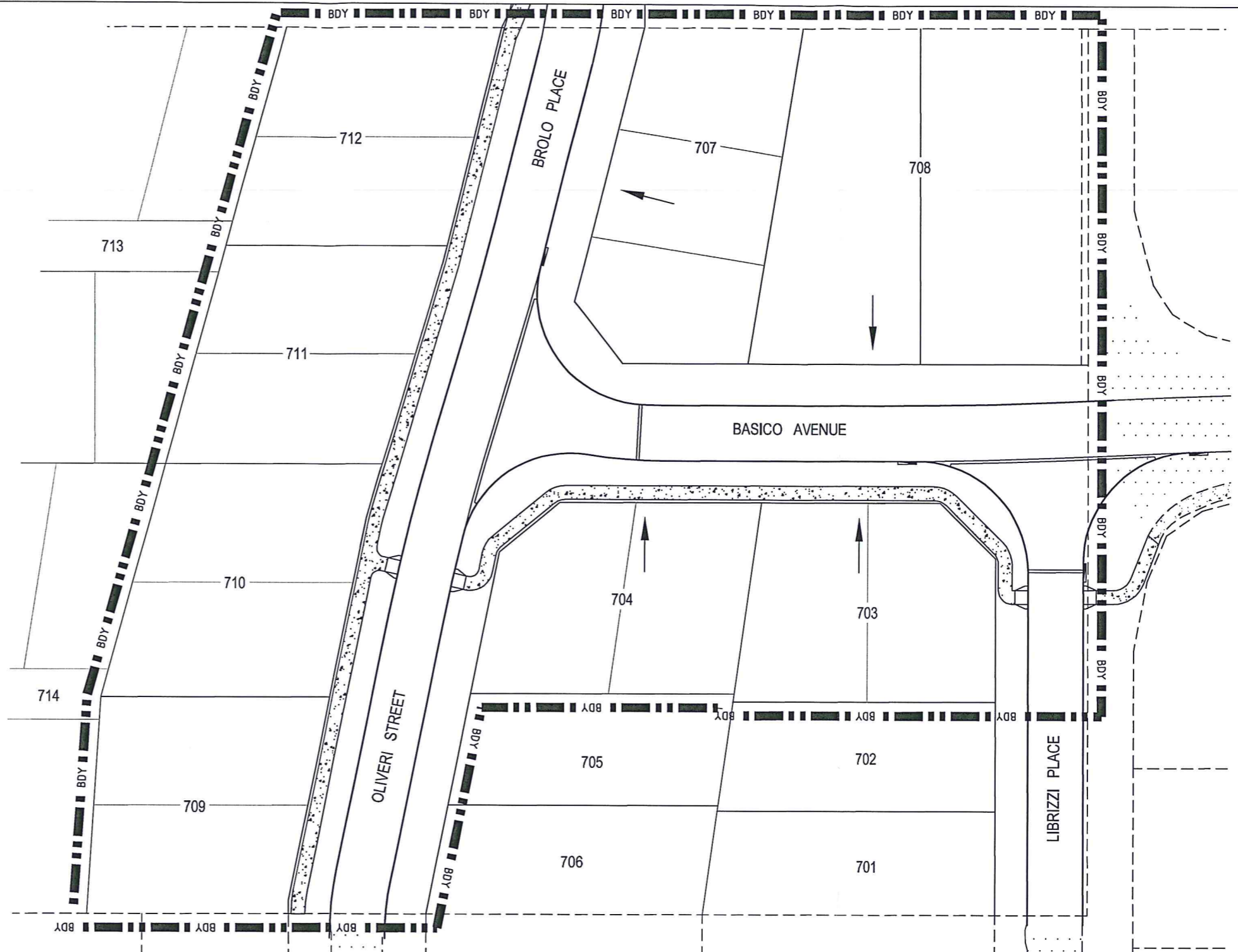
THE FOLLOWING STANDARDS REPRESENT VARIATIONS TO THE RESIDENTIAL DESIGN CODES AND CONSTITUTE AS DEEMED TO COMPLY PROVISIONS, OR ARE DEEMED TO MEET THE RELEVANT DESIGN PRINCIPLES OF THE R-CODES, AND DO NOT REQUIRE CONSULTATION WITH ADJOINING LANDOWNERS.
A RESIDENTIAL DENSITY CODE OF R40 APPLIES TO THE SUBJECT AREA.

1. PRIMARY STREET SETBACKS FOR DWELLINGS SHALL BE A MINIMUM OF 1.5m AND AN AVERAGE OF 3.0m.
2. SECONDARY STREET SETBACKS FOR DWELLINGS SHALL BE A MINIMUM OF 1.0m.
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) PROVISION OF AN OUTDOOR LIVING AREA DESIGNED IN ACCORDANCE WITH THE R-CODES AND DIRECTLY ACCESSIBLE FROM AN INTERNAL LIVING AREA PROVIDED ON THE NORTHERN OR EASTERNMOST BOUNDARY;
 - (b) WITH A MINIMUM DIMENSION OF 4.0m; AND
 - (c) A MINIMUM AREA OF 20sqm.
4. SURVEILLANCE OF THE SECONDARY STREET SHALL BE PROVIDED TO A MAJOR OPENING OF A HABITABLE ROOM, WHICH IS UNOBSTRUCTED BY BOUNDARY/DIVIDING FENCE.

THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 9.14.3(d) OF DISTRICT PLANNING SCHEME No. 2:

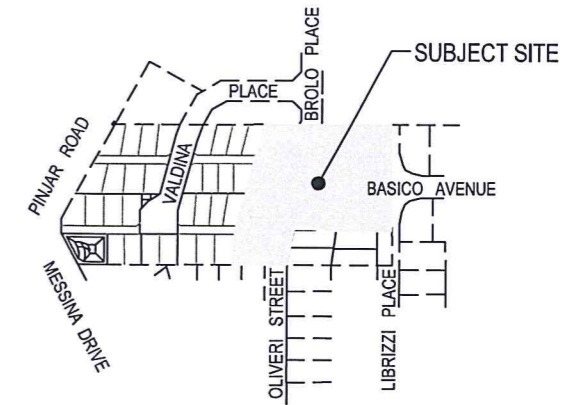
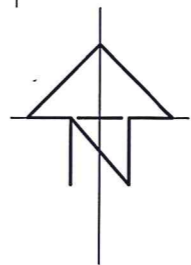

MANAGER, PLANNING IMPLEMENTATION
CITY OF WANNEROO

DATE 10/7/15



LEGEND

-  BOUNDARY OF D.A.P.
-  PRIMARY SETBACK



**DETAILED AREA PLAN No.1 - EAST WANNEROO CELL 2
PORTION OF LOT 700 PINJAR ROAD, SINAGRA
CITY OF WANNEROO**

LOCALITY MAP