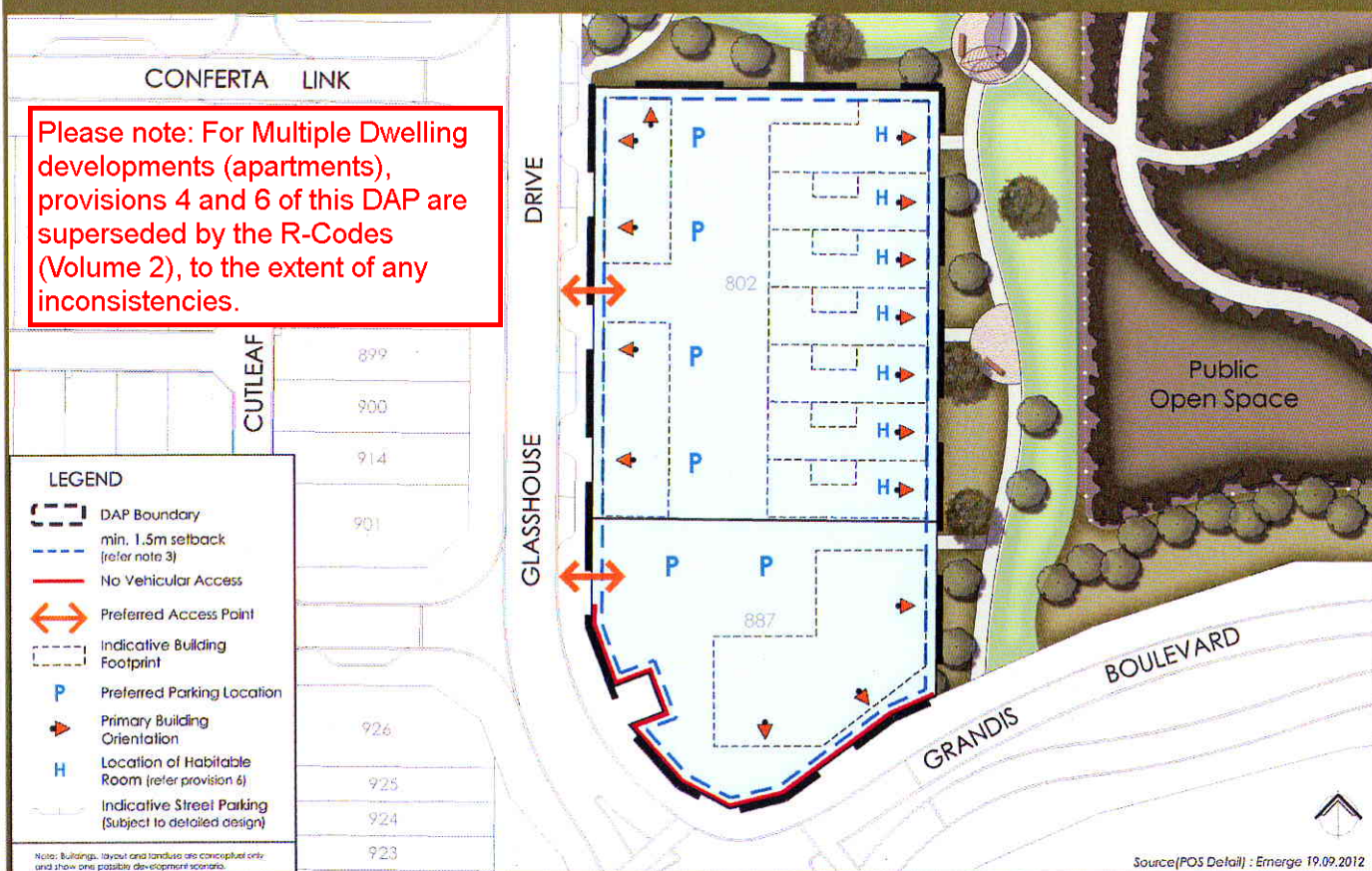


Please note: For Multiple Dwelling developments (apartments), provisions 4 and 6 of this DAP are superseded by the R-Codes (Volume 2), to the extent of any inconsistencies.



BANKSIA GROVE LOCAL CENTRE DETAILED AREA PLAN

This Detailed Area Plan (DAP) applies to the Local Centre (Lots 802 and 887) shown on the Banksia Grove Agreed LSP 21A.

The following provisions apply as 'Acceptable Development' standards of the City of Wanneroo District Planning Scheme No. 2 (DPS No. 2)

- Lot 802 and 887 are zoned Commercial and Land use permissibility is as per DPS No. 2.
- The density coding applicable to the site is R60.
- A minimum building setback of 1.5 metres applies to the public open space and street boundaries. The setback to Glasshouse Drive for commercial developments may be reduced to a nil setback, subject to the provision of a canopy with minimum width of 2.5m and ground clearance of 2.75m.
- Buildings shall be designed and oriented to address the street and public open space.
- Building elevations shall feature a suitable level of design detail including glazing and shall be activated by the inclusion of large windows and prominent entrances, thereby visually engaging the streetscape and avoiding blank featureless facades.
- Residential development adjoining a public open space boundary shall provide a minimum of one habitable room not including a bedroom with a major opening facing towards the public open space.
- Fencing along street and public open space boundaries is required to be visually permeable.

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

[Signature] 29/12/12
 Manager, Planning Implementation Date
 City of Wanneroo

