

DETAILED AREA PLAN PROVISIONS

GENERAL PROVISIONS:

1. a) The requirements of the City of Wanneroo District Planning Scheme No.2 and the R-Codes apply, unless otherwise provided below.
- b) The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjacent owners.
- c) The R-Code variations detailed on this approved DAP are applicable to single house(s) and grouped dwellings and multiple dwellings.
- d) Compliance with this Detailed Area Plan (DAP) replaces the need for planning approval for a single house (Display Village uses will require a planning approval).
- e) Where single house development is proposed, variations to the standards outlined in this Detailed Area Plan, and/or relevant 'deemed to comply' standards of the R-Codes are discouraged; however, if justified can be addressed through an application for a Codes Variation submitted with a building licence application.

R-CODING

2. Density coding is R60 except for lots 1256, 1263, 1264, 1278, 1279, 1285, 1286 and 1302, which are coded R80.

STREETSCAPE REQUIREMENTS

3. a) Primary street and Public Open Space (POS) dwelling setback is a minimum of 2.0m (this setback cannot be averaged) and a maximum of 6.0m;
- b) 1.5m minimum side dwelling setback is permitted from the POS boundary for Lot 1279;
- c) A 14.0m minimum setback is required to level 3 of the dwelling from the laneway boundary;
- d) A 0.5m minimum rear building setback is permitted to level 1 and 2 from the laneway boundary (and laneway truncation where applicable);
- e) A 1.0m minimum front setback is permitted to balconies, porches and verandahs proposed to the front of the dwelling;
- f) For lots 1279, and 1295 to 1302 inclusive, dwellings shall have one or more major opening(s) to a habitable room facing the POS;
- g) All laneway lots shall gain vehicle access from the laneway only, except for grouped dwelling development where access shall be permitted off the secondary street;
- h) Designated garage locations are mandatory (where indicated on the DAP);
- i) Where multiple dwelling development is proposed, a maximum plot ratio of 1.25 is permitted.

BOUNDARY SETBACK REQUIREMENTS

4. a) A nil side setback is permitted to the level 1 of a dwelling for a maximum wall height of 3.6m (no average) for a maximum total length determined by the required front and rear setbacks, to both side boundaries (excluding secondary street side boundaries);
- b) A nil side setback is permitted to level 2 of a dwelling for two-thirds the length of one side boundary and half the length of remaining side boundary;
- c) Where multiple dwelling development is proposed, a nil side setback is permitted to level 2 of a dwelling, for two-thirds the length of both side boundaries;
- d) Where nil side setbacks are not permitted or applied to upper levels, walls with no major openings shall be setback from the side boundary a minimum of 1.2m, and a minimum of 1.4m for walls with major openings.

OPEN SPACE REQUIREMENTS

5. a) A minimum provision of 25% open space is permitted where the outdoor living area is a minimum of 24m², with a minimum dimension of 3m, at least one-third of the required outdoor living area is provided without permanent roof cover, and a balcony with the minimum dimensions of 2.5m x 2.5m or verandah with the minimum dimensions of 2.5m x 4.0m is provided at the front of the dwelling;
- b) For single storey dwellings only, a minimum provision of 25% open space is permitted where the outdoor living area is a minimum of 24m² with a minimum dimension of 4m;
- c) A minimum provision of 35% open space is permitted for all lots. The outdoor living area provisions shall comply with the R-Codes;
- d) A balcony with the minimum dimensions of 2.5m x 2.5m provided at the front of the dwelling is permitted to be included as part of the open space provision;
- e) Outdoor living areas are required to be directly accessible from, and contiguous with a habitable room (being a lounge or living room and not a bedroom) and shall be located to maximise northern or eastern solar access;
- f) Outdoor living areas are permitted to be located within the street setback area.
- g) Where multiple dwellings are proposed, the requirement for minimum open space specified in the R-Codes and outlined above may be reduced to nil. The outdoor living area provisions shall comply with the R-Codes.

BUILDING HEIGHT REQUIREMENTS

6. a) Maximum building heights are as follows:

	Levels 1 & 2	Level 3
Top of external wall (roof above)	7m maximum	10m maximum
Top of external wall (concealed roof)	8m maximum	11m maximum
Top of pitched roof	10m maximum	13m maximum

DESIGN FOR CLIMATE REQUIREMENTS

7. Lots on this DAP are exempt from R Code provisions, determining Solar Access for Adjoining Sites.

INCIDENTAL DEVELOPMENT REQUIREMENTS

8. Where outbuildings are proposed, they shall be constructed by way of design and materials to match the dwelling when visible from the public realm.

PARKING

9. Where multiple dwelling development is proposed, visitor parking is permitted offsite. Parking must be located in immediately adjacent road reserve.

ADVICE NOTE:

10. Balconies are strongly encouraged to the front and/or rear of the dwelling, and should be directly accessible from a habitable room.

Future Coastal Village Centre

Future Development Site

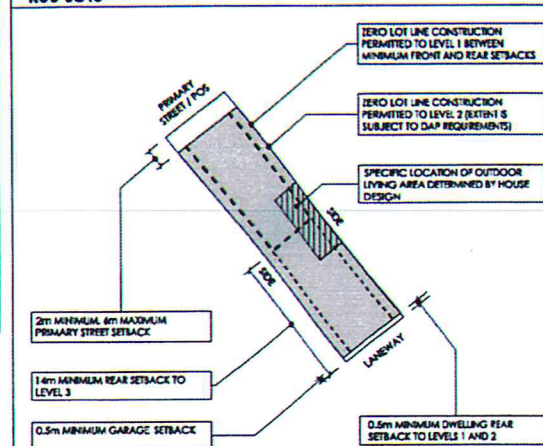
Future Development Site

Foreshore

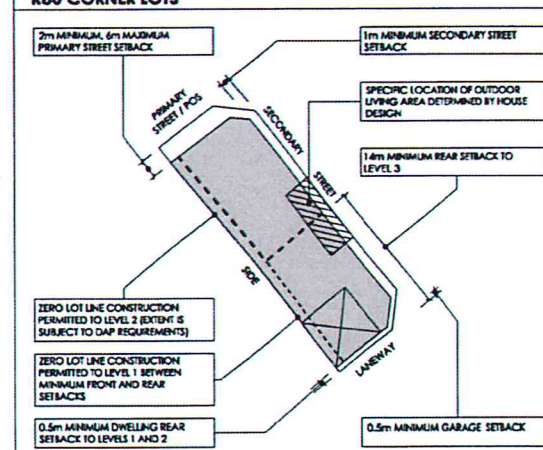
LEGEND

- EXTENT OF DETAILED AREA PLAN
- Building Envelope
- Level 2 Setback (as per DAP variation 4B & 4D)
- Level 3 Setback (as per DAP variation 4D)
- Designated Garage Location
- Outdoor Living Area (Indicative Location Displayed Only)
- Visually Permeable Fencing (Minimum Requirement)

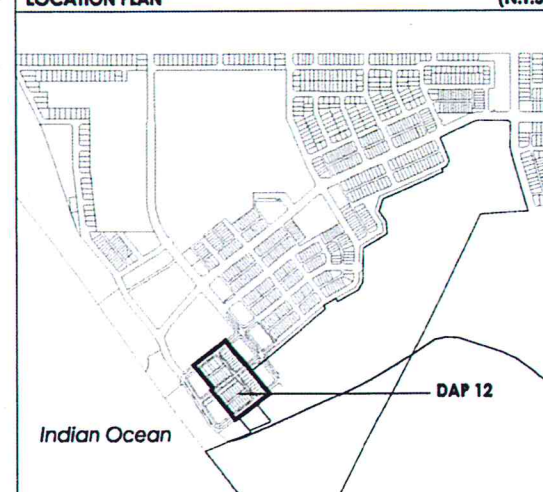
TYPICAL SETBACK REQUIREMENTS R60 LOTS (N.T.S.)



TYPICAL SETBACK REQUIREMENTS R80 CORNER LOTS (N.T.S.)



LOCATION PLAN (N.T.S.)



ENDORSEMENT TABLE

This Detailed Area Plan is endorsed by the City of Wanneroo Manager Planning Implementation

Date 9/9/15

Please note: For Multiple Dwelling developments (apartments), provisions 3, 5, 7, 8, 9 and 10 of this DAP are superseded by the R-Codes (Volume 2) to the extent of any inconsistencies.

0 10 20 30 40 50 60 70 80 90 100m

Source: Taylor Burrell Barnett

DETAILED AREA PLAN 12 - SHOREHAVEN COASTAL

Shorehaven, Alkimos
City of Wanneroo

plan no: 2348-200-01

scale: 1:1000 @ A3

date: 20.07.2015

This plan is current at the revised date & subject to approval, survey & engineering detail. This plan remains the property of CL2 © www.cl2plan.com.au