

Detailed Area Plan R-Code Variation

THE DISTRICT PLANNING SCHEME NO.2 AND R-CODES ARE VARIED AS FOLLOWS:

1 SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

- 1.1 The following criteria take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.
- 1.2 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).
- 1.3 Any variations to acceptable development standards (as outlined in this DAP or relevant R-Codes), can be addressed through an application for a codes variation submitted with a building permit application.

2 R-CODING

Lots Applicable	R-Code Density
Lots 1322-1330, 1339-1342, 1350-1381 and 1390-1392	R30
Lots 1331-1338, 1343-1349 & 1382-1389	R40

3 STREETScape REQUIREMENTS

Setbacks		Lots Applicable	Minimum	Maximum	Averaging
Primary Street	Building	R40 Lots	2.0m	N/A	• No averaging permitted to minimum.
Secondary Street	Building	All lots	1.0m	N/A	• No averaging permitted to minimum.
Laneway (and laneway truncation where applicable)	Garage or Carport	Lots 1382-1384 & 1331-1338	1.5m	N/A	• No averaging permitted to minimum.
		Lots 1385-1389	3.0m	N/A	• No averaging permitted to minimum.
		Lots 1343-1350 & 1370	0.5m	N/A	• No averaging permitted to minimum.
	Dwelling	All laneway lots	0.5m	N/A	• No averaging permitted to minimum.

- 3.1 Where a lot has two street frontages, street walls and fences to the side of the lot adjoining or abutting a secondary street (not a laneway) shall be visually permeable for the extent that allows an unobstructed view of the secondary street from at least one major opening (and not being a door) of the dwelling facing the secondary street.

4 BOUNDARY SETBACK REQUIREMENTS

Setbacks	Lots Applicable	Requirements
Buildings on boundary (other than Street boundaries)	R30 Lots	<ul style="list-style-type: none"> Buildings built up to one side boundary are permitted for a maximum total length determined by front and rear setbacks. Buildings built up to a second side boundary are permitted for purposes of garage/store only - 9.0m maximum length. Maximum wall height 3.6m (no averaging).
	R40 Lots	<ul style="list-style-type: none"> Buildings built up to two side boundaries are permitted. Maximum wall height 3.6m (no averaging). Maximum total length determined by front and rear setbacks.
Third level of building	All Lots	<ul style="list-style-type: none"> 14.0m minimum setback measured from rear lot boundary No averaging permitted to minimum.

5 SPECIAL PROVISIONS FOR LOTS ADJOINING POS

Setbacks		Lots Applicable	Minimum	Maximum	Averaging
Public Open Space (POS) [denoted Secondary Frontage on DAP]	Building backing onto POS	Lots 1371-1375	2.0m	N/A	• No averaging permitted to minimum.
	Building siding onto POS	Lot 1375	1.5m	N/A	• No averaging permitted to minimum.

- 5.1 For lots 1371-1374 dwellings shall have one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS.
- 5.2 For Lot 1375, the dwelling shall have two or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS to its rear and eastern side boundaries.

6 OPEN SPACE REQUIREMENTS

Open Space Provision	Lots Applicable	Minimum	Requirements
	R30 Lots	35%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
	R40 Lots	30%	<ul style="list-style-type: none"> OLA minimum area is 24m². OLA shall be located to maximise northern or eastern solar access.

- 6.1 For Lots 1343-1349 a balcony (roofed or open) with the minimum dimensions of 2.5m x 2.5m located overlooking the primary street is permitted to be included as part of the open space provision.
- 6.2 For Lots 1371-1375, a balcony (roofed or open) with the minimum dimensions of 2.5m x 2.5m located overlooking the POS is permitted to be included as part of the open space provision.
- 6.3 Outdoor living areas are permitted to be located within the street setback area.

7 BUILDING HEIGHT REQUIREMENTS

- 7.1 Maximum building heights are as follows:

Lots Applicable	Criteria	Category B
All lots	Top of external wall (roof above)	7m maximum
	Top of external wall (concealed roof)	8m maximum
	Top of pitched roof	10m maximum

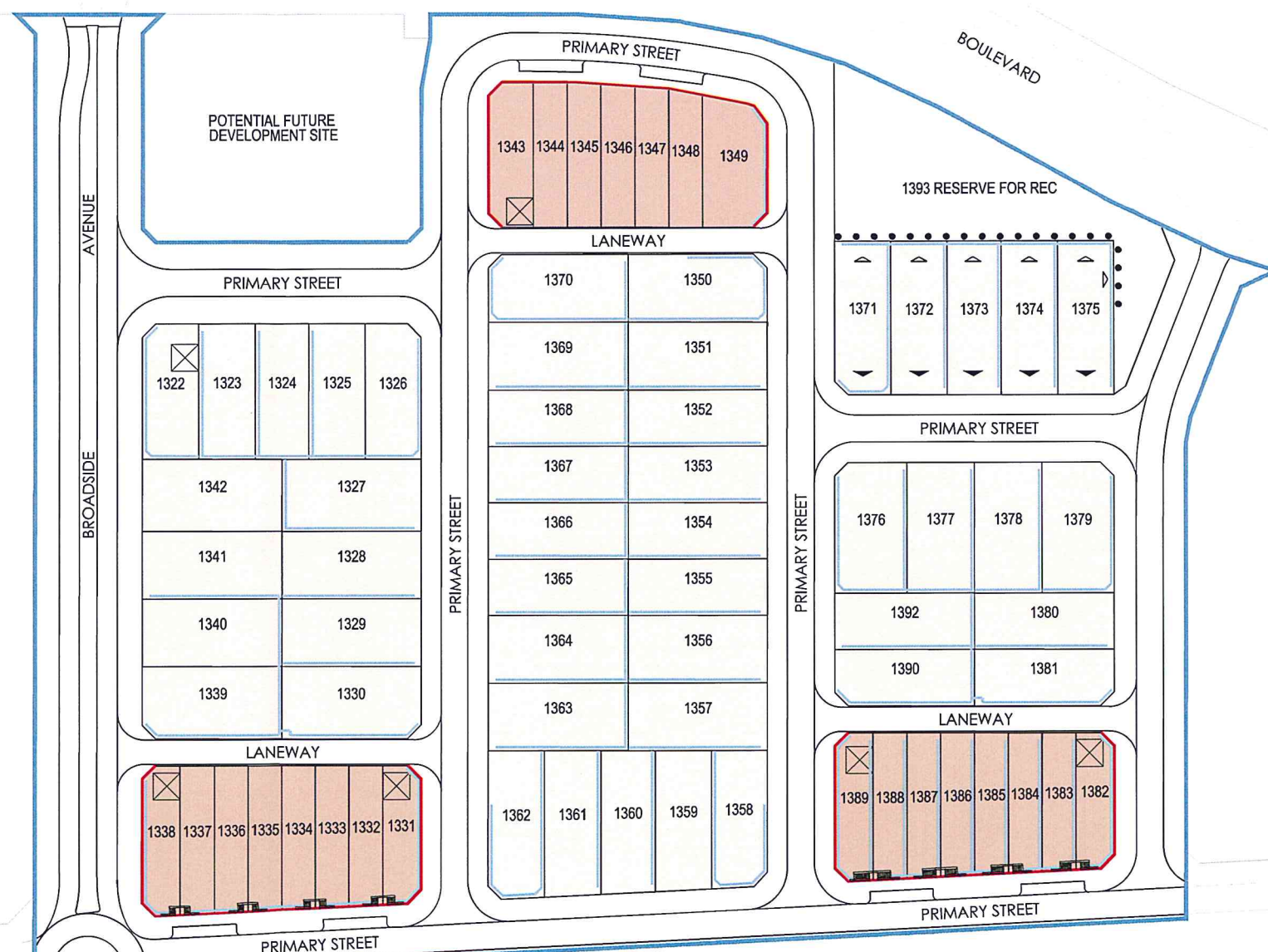
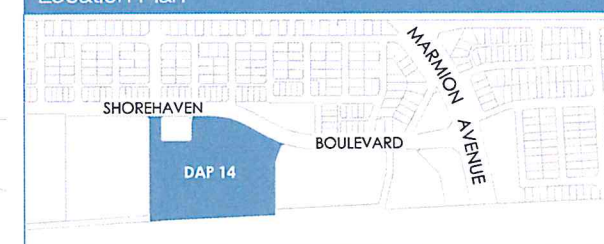
8 DESIGN FOR CLIMATE REQUIREMENTS

- 8.1 Lots on this DAP are exempt from R-Code provisions determining solar access for adjoining sites.

9 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 9.1 Outbuildings shall be designed and constructed from materials to match the dwelling when visible from the public realm.
- 9.2 R30 lots shall provide a storage area (min 4m² area) under the main roof (accessible from outside) or within the garage area.

Location Plan



Legend

- Extent of Detailed Area Plan
- R30 Subject Lots
- R40 Subject Lots
- Designated Garage Location
- Retaining Walls (by developer)
- Indicative Stair Access Location
- Visually Permeable Fencing (by developer)
- No Vehicle Access Permitted
- Primary Frontage
- Secondary Frontage



DETAILED AREA PLAN 14 - SHOREHAVEN RISE
Shorehaven, Alkimos
A Peet Alkimos Pty Ltd Project

PEET

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

Date

[Signature]
22/3/13

Scale: 1:2500
Date: 07/05/13
Drawn: MB
Checked: MB/KC
Project: POC 94

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