

Detailed Area Plan Provisions

1 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No.2 and Residential Design Codes (R-Codes) apply, unless otherwise provided for below.
- 1.2 The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjacent owners.
- 1.3 Compliance with this Detailed Area Plan (DAP) does not remove the need for planning approval.

2 R- CODING

Lots Applicable	R-Code Density
Lot 1321	R40

3 BUILT FORM REQUIREMENTS

Lots Applicable	Setbacks	Minimum (no maximum applicable and averaging is not permitted)
Lot 1321	Primary Street & Secondary Frontage	Building
		2.0m

- 3.1 Where depicted on the DAP, any street walls and fences abutting the street/frontage shall be visually permeable to allow an unobstructed view from the building.
- 3.2 The Primary Building Orientation locations (as depicted on the DAP) do not have to include the main entry (front door) to the building, however, all visible building elevations shall be articulated through glazing, detailing, design and/or materials appropriate to the point(s) of view from which they are visible. No blank walls will be permitted facing the street.
- 3.3 Onsite car parking shall not be located adjacent to Shorehaven Boulevard or near the intersection of Shorehaven Boulevard and Broadside Avenue.

4 SPECIAL PROVISIONS WHERE RESIDENTIAL DEVELOPMENT PREVAILS

4.1 OPEN SPACE PROVISION

Lots Applicable	Minimum (subject to 'Requirements' being achieved)	Requirements
Lot 1321	25%	<ul style="list-style-type: none">Outdoor Living Area (OLA) minimum area is 24m².A balcony with the minimum dimensions of 2.5m x 2.5m or verandah with the minimum dimensions of 2.5 x 4.0m is provided.OLA shall be located to maximise northern or eastern solar access.
	30%	<ul style="list-style-type: none">OLA minimum area is 24m².OLA shall be located to maximise northern or eastern solar access.

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

6.12.2013

shorehaven
ALKIMOS

DETAILED AREA PLAN 17
Shorehaven, Alkimos
A Peet Alkimos Pty Ltd Project

PEET

scale
1:7500 A3
0m 5 10m
plan
07/03/2013
drawn
29/11/2013
project
P0014

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Legend

-  Extent of Detailed Area Plan
-  No Vehicle Access Permitted
-  2m Minimum Building Setback
-  Commercial Zoned Lot (R40 Density)
-  Primary Building Orientation
-  Visually Permeable Fencing

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