

Detailed Area Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided 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 The provisions detailed on this Detailed Area Plan (DAP) are applicable to single house(s) grouped dwellings and multiple dwellings.
- 1.4 Compliance with this DAP replaces the need for planning approval for a single house (Display Village uses will require a planning approval).
- 1.5 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 license application.

2.0 R-CODING

Lots Applicable	R-Code Density
Lots 545-547, 549-580, 584-604 & 1490	R30
Lots 581-583 & 1452-1479	R40
Lots 497 & 548	R60

3.0 STREETScape REQUIREMENTS

Lots Applicable	Setbacks	Minimum (no maximum applicable and averaging is not permitted)	Requirements
R30 Lots	Secondary Street	Building 1.0m	
R40 Lots	Primary Street	Dwelling 2.0m	
	Balconies, Porches & Verandahs	1.0m	
All lots	Laneway (and laneway truncation where applicable)	Building & Fences 0.5m	* For Lots 1463-1479, setbacks are subject to clearance of relevant lot service infrastructure or easements (where applicable).

- 3.1 The Primary Frontage shall provide access to the major entry (front door) to the dwelling.
- 3.2 The Secondary Frontage shall provide street walls and fences to the side of the lot adjoining a secondary street (not a laneway) that are 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.
- 3.3 For lots 548-561, dwellings shall have one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the Viggo Trail.
- 3.4 For Lots 1452-1479, where multiple dwelling development is proposed, a maximum plot ratio of 1.25 is permitted.
- 3.5 For Lot 1466, driveway and garage/carport location shall be designed for vehicles to enter the laneway in forward gear.

4.0 LOT BOUNDARY SETBACK REQUIREMENTS (OTHER THAN STREET BOUNDARIES)

Lots Applicable	Building Type	Minimum (no maximum applicable and averaging is not permitted)	Requirements
R30 Lots	Ground level (first level of building)	Nil	<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	Ground level (first level of building)	Nil	<ul style="list-style-type: none"> Buildings built up to two side boundaries are permitted, maximum total length determined by front and rear setbacks. Maximum wall height 3.6m (no averaging).
	Second level of building	Nil	<ul style="list-style-type: none"> Buildings built up to one side boundary are permitted for a maximum total two-thirds of the boundary length determined by front and rear setbacks. Buildings built up to a second side boundary are permitted for a maximum total half of the boundary length determined by front and rear setbacks.
R60 Lot	Ground level (first level of building)	Nil	<ul style="list-style-type: none"> Buildings built up to two side boundaries are permitted, maximum total length determined by front and rear setbacks.
	Second level of building	Nil	<ul style="list-style-type: none"> Buildings built up to two side boundaries are permitted, maximum total two-thirds of the boundary length determined by front and rear setbacks.
All Lots	Third level of building	14.0m	<ul style="list-style-type: none"> Required to rear boundary (or laneway boundary where applicable). Side setback as per R-Codes. Included for clarity for City's building assessment - no change.
All Lots	Carport	0.8m	<ul style="list-style-type: none"> Maximum length of 9.0m. Maximum height of 3.5m.

5.0 SPECIAL PROVISIONS FOR LOTS ADJOINING POS

Lots Applicable	Building Setbacks	Minimum (no maximum applicable and averaging is not permitted)
R40 Lots	Public Open Space (POS)	Denoted Primary Frontage on DAP 2.0m
Lot 1466		Denoted Secondary Frontage on DAP 1.0m

- 5.1 The Primary Frontage for Lots 1453-1479 shall provide dwellings with one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS.
- 5.2 The Secondary Frontage for Lot 1466, shall have one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS.
- 5.3 A porch, balcony or verandah is permitted to project to a minimum setback of 1.0m from the POS boundary.

6.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Dwelling Type	Minimum	Requirements
All Lots (where developed for single and grouped dwellings)	Single and multi level dwellings	35%	<ul style="list-style-type: none"> Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.
R40 Lots & R60 Lots (where developed for single and grouped dwellings)	Single and multi level dwellings	30%	<ul style="list-style-type: none"> OLA minimum area is 24m². OLA shall be located to maximise northern or eastern solar access.
		25%	<ul style="list-style-type: none"> OLA minimum area is 24m², with a minimum dimension of 3.0m OLA permanent roof cover permitted to maximum two-thirds of area 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 to the front of the dwelling OLA shall be directly accessible from and contiguous with a habitable room (not including a bedroom) and shall be located to maximise northern or eastern solar access.
	Single level dwellings only	25%	<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 single and grouped dwellings, a balcony (roofed or open) with the minimum dimensions of 2.5m x 2.5m located overlooking the primary street or POS (whichever is applicable) is permitted to be included as part of the open space provision.
- 6.2 Outdoor living areas are permitted to be located within the street setback area.
- 6.3 For Lots 1452-1479, where multiple dwelling development is 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.

7.0 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

8.0 SOLAR ACCESS FOR ADJOINING SITES

- 8.1 For all lots, there is no limitation on the amount of shadow cast at midday, 21 June onto any adjoining property.

9.0 VISUAL PRIVACY REQUIREMENTS

- 9.1 The visual privacy requirements of the R-Codes do not apply where the overlooking is in a westerly direction (views to the coast).

10.0 PARKING

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

11.0 INCIDENTAL DEVELOPMENT REQUIREMENTS

- 11.1 Outbuildings shall be designed and constructed from materials to match the dwelling when visible from the public realm.



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

30/9/14



Legend

- Extent of Detailed Area Plan
- R30 Subject Lots
- R40 Subject Lots
- R60 Subject Lots
- No Vehicle Access Permitted
- Visually Permeable Fencing (by developer)
- Primary Frontage
- Secondary Frontage
- Linear Open Space (Viggo Trail)