

SPECIAL PROVISIONS

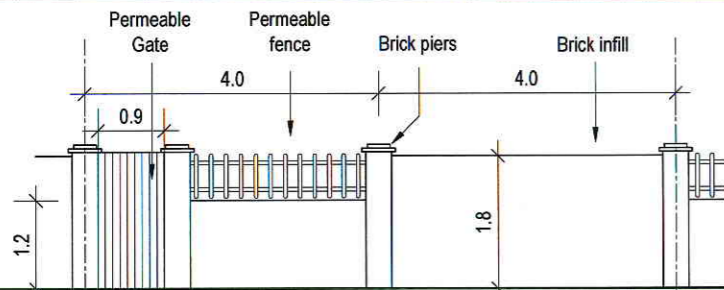
The requirements of the Residential Design Codes apply unless otherwise provided for below. The following standards represent variations to the Residential Design Codes and operate as Acceptable Development requirements.

R40 Lots	Variations
Minimum Open Space	40% subject to: <ul style="list-style-type: none"> Provision of an outdoor living area (to the requirements of the R-Codes) located on the northern or eastern boundary, directly accessible from a habitable room. Any boundary wall to be built on the southernmost or westernmost side boundary to the standards of the R-Codes. Minimum 1.5m solar side setback to walls containing major openings. Where solar side boundary walls do not contain openings, a minimum nil setback is permitted to the northern boundary (with the exception of lots 20, 30, 55 and 65), in addition to any boundary wall/s which may be developed up to the southern boundary.
Building Setbacks	<p>Lots 20, 30-39 & 46-54 Minimum 3.0m, maximum 6.0m street setback (no average setback applicable).</p> <p>Lots 21, 23, 24, 26, 27, 29 & 40-45</p> <ul style="list-style-type: none"> Minimum 1.5m front setback. Garages to be setback 2.0m minimum. Minimum 2.0m setback to common property (no average setback applicable). <p>Lots S1-S12 & S15-S17</p> <ul style="list-style-type: none"> Minimum private street setback to be 2.0m (no average setback applicable) <p>Lots S13 & S14</p> <ul style="list-style-type: none"> Minimum private street setback to be 2.0m (no average setback applicable) Minimum setback from common property visitor parking area to be 1.0m. Nil setback to northern and southern boundaries with common property visitor parking areas. The 1.0m setback area is to be landscaped. <p>All R40 Lots excluding Lot 111</p> <ul style="list-style-type: none"> Nil setback to one side boundary permitted for full length of boundary excluding front & rear setbacks.

R60 Lots	Variations
Minimum Open Space	40% subject to: Provision of an outdoor area on northernmost or easternmost boundary. Area & dimensions as per R-Codes. For the purposes of calculating open space, any alfresco area open on at least one side shall count as open space.
Building Setbacks	<p>Lots 55-74 Ground Floor & Upper Floor</p> <ul style="list-style-type: none"> Nil setback to both side boundaries permitted.
Building Heights	<p>Lots 55-74 Minimum 2 storeys development.</p> <p>Lots 75-77 & 82-85 Maximum height of 3 storeys or 10.5m to top of external wall (whichever is the lesser).</p>

TYPICAL FENCE DETAIL

1:100



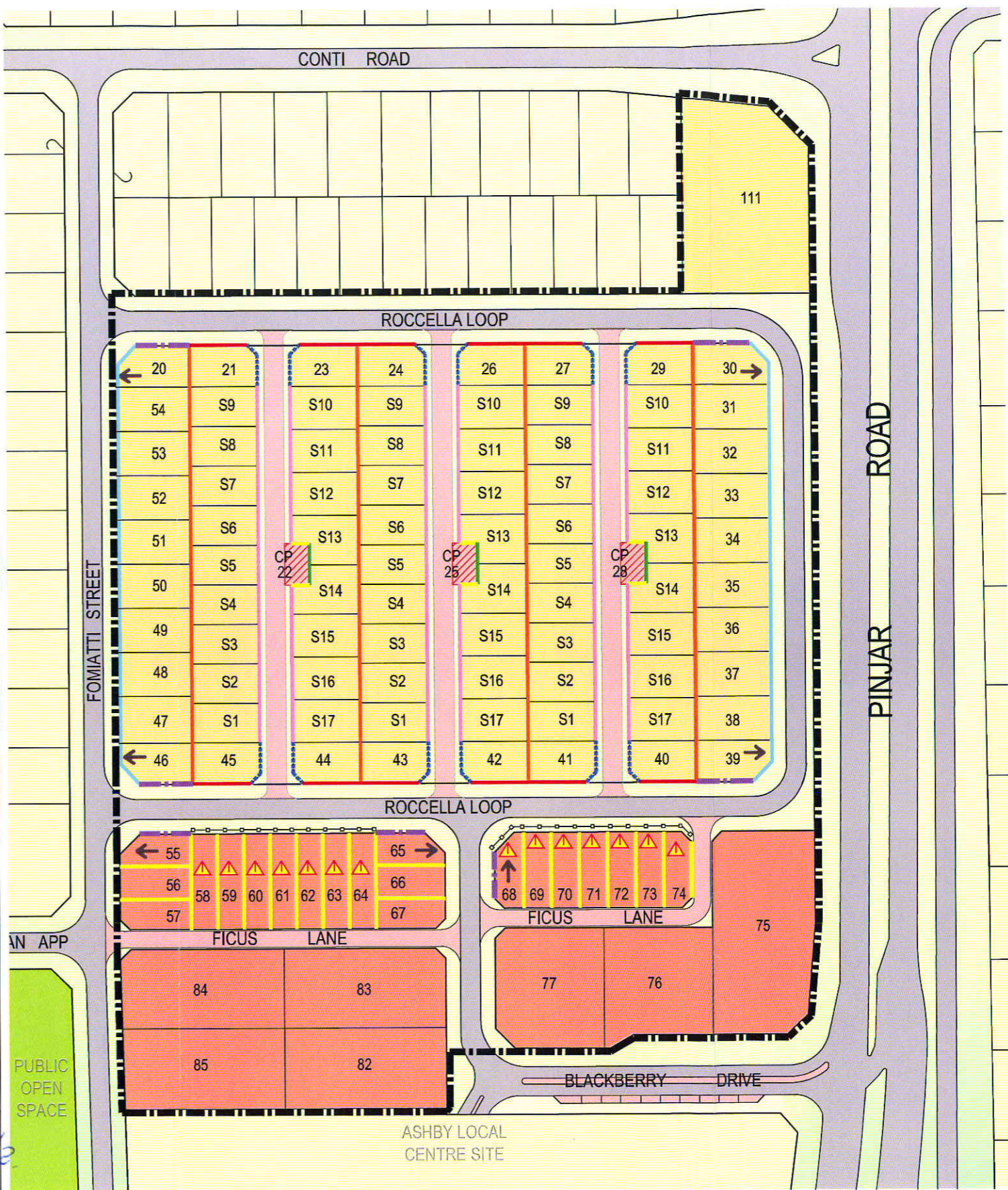
LEGEND

- DAP border
- Primary dwelling orientation
- Min 3m front setback, max 6m setback, no averages apply
- 1m rear setback / side setback
- Min 1.5m front setback. Garages to be setback 2.0m minimum. No averages apply. Main entrance to building from this frontage
- Min 2.0m front setback. No averages apply
- Min 1 major opening to a habitable room
- Min 2.0m setback. No averages apply
- Min 1.0m setback from visitor parking area to be landscaped.
- Nil setback permitted
- Visitor Parking in Common Property
- Fence required (Refer Detail)
- Passive surveillance from upper floor to primary street
- R40 Zoning
- R60 Zoning
- Common Property

ENDORSEMENT TABLE

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

Manager Planning Implementation: *[Signature]* Date: 14/12/12
City of Wanneroo



AN APP

PUBLIC OPEN SPACE

ASHBY LOCAL CENTRE SITE

DETAILED AREA PLAN

ASHBY VILLAGE

SCALE: 1:1,500 @ A3
DATE: 4 December 2012
FILE: 121204 2530 DAP.dwg
REVISION: 17/KG/Council Changes/04.12.12
16/GW/WW-Add Endorsement Table/09.11.12
15/KG/WW-Minor Changes/31.10.12

BASEPLAN SOURCE: JOHN CHAPMAN TOWN PLANNING CONSULTANT



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