



Detailed Area Plan Provisions

The provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and the Residential Design Codes (R-Codes) apply unless otherwise provided below. The following standards are deemed to meet the relevant design principles of the R-Codes and do not require consultation with adjoining land owners. Compliance with this Detailed Area Plan replaces the need to obtain planning approval for the development of a single house.

1. R Coding	R40/R60
Minimum Open Space <ul style="list-style-type: none"> Lots 36-42 Lot 19 Lot 69 All other lots 	<ul style="list-style-type: none"> 35% Subject to Clause 2 35% Subject to Clause 3 30% Subject to Clause 4 40% Subject to Clause 2
Building Setbacks <ul style="list-style-type: none"> Lots 36-42 	<ul style="list-style-type: none"> Fronting Primary Street: Minimum 2m Secondary Street: Minimum 1m All other side boundaries: May be Nil subject to Clause 6 Laneway: Minimum 1m
<ul style="list-style-type: none"> Lots 43-47 	<ul style="list-style-type: none"> Fronting POS: Minimum 2m Secondary Street: Minimum 1m Side boundary abutting POS: Minimum 1m All other side boundaries: May be Nil subject to Clause 6 Laneway: Minimum 1m
<ul style="list-style-type: none"> Lots 48-51 	<ul style="list-style-type: none"> Fronting Primary Street: Minimum 3m Secondary Street: Minimum 1m Side Boundary abutting POS: Minimum 1m Rear Boundary abutting POS: Minimum 2m All other side boundaries: May be nil subject to Clause 6
<ul style="list-style-type: none"> Lots 52-57 	<ul style="list-style-type: none"> Fronting POS: Minimum 2m Secondary Street: Minimum 1m All other side boundaries: May be Nil subject to Clause 6 Laneway: Minimum 1m
<ul style="list-style-type: none"> Lots 58-63 	<ul style="list-style-type: none"> Fronting Primary Street: Minimum 2m Secondary Street: Minimum 1m All other side boundaries: May be Nil subject to Clause 6 Laneway: Minimum 1m
<ul style="list-style-type: none"> Lots 64-68 	<ul style="list-style-type: none"> Primary Street: Minimum 3m Garage Street Frontage: Minimum 5.5m Garage Side: May be Nil subject to clause 6 Rear: Minimum 3m Side: 1 side minimum 1m 1 side may be Nil subject to clause 6
<ul style="list-style-type: none"> Lot 69 	<ul style="list-style-type: none"> Where fronting Primary Street: As per R Codes for main façade other than architectural/design features/porticos etc which may be a minimum of 1.5m. Side Boundaries: Minimum 1m at ground level only.

2. The minimum open space provision shown under Clause 1 in the above table for all lots other than lots 19 and 69 shall be subject to the provision of an Outdoor Living Area with a minimum dimension of 6m x 4m accessible directly from a habitable room of the dwelling and being provided on the northernmost or easternmost boundary.

3. The minimum open space provision shown under Clause 1 in the above table for lot 19 shall be subject to provision of an Outdoor Living Area with a minimum dimension of 6m x 4m accessible directly from a habitable room on the northernmost or easternmost façade of each dwelling within lot 19.

4. The minimum open space provision shown under clause 1 in the above table for lot 69 shall be subject to provision of an Outdoor Living Area or balcony with a minimum dimension of 4m x 4m, accessible directly from a habitable room on the northernmost or easternmost façade of each dwelling unit within lot 69.

5. For the purpose of calculating open space, any front verandah area open on at least one side shall count as open space.

6. Where a side setback may be nil as shown under clause 1 in the above table, the nil setback may be applicable for the full length of the side boundary subject to front and rear boundary setback requirements.

7. Where building orientation is shown on the adjacent plan, buildings shall address the direction indicated by way of major openings to habitable rooms, outdoor living areas, adequate building articulation or a combination of the above.

8. All garages accessed from a public street (but not a laneway) are to be setback a minimum 5.5m from the street boundary.

9. Where a garage is accessed from a public street, the front dwelling façade is to be forward of the garage by a minimum distance of 1m.

DETAILED AREA PLAN: Blackmore Estate, Girrawheen



This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2

[Signature] 29/6/16
 Manager Approval Services Date
 City of Wanneroo

LEGEND:

- DAP Boundary
- Uniform Fencing
- Uniform Fencing - Visually Permeable
- Mandatory Garage Location
- No Vehicle Access
- ↘ Building Orientation
- Indicative Building Envelope
- R60 - (Balance of DAP area: R40)

date 30.06.14 | scale at A3 1:1000 | ref L34A SUB01 | revised 15.08.16