

Detailed Area Plan (DAP) No. 2 - Provisions.

The following provisions are deemed to meet the relevant Design Principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless otherwise varied by this Detailed Area Plan (DAP), the provisions of the City of Wanneroo District Planning Scheme No. 2 and the R-Codes apply to all residential lots subject to this DAP.

1. A Residential Density Code of R30 applies to all lots subject to this DAP.
2. Setback and Open Space Provisions.

(a)	Dwelling setback (excluding garage) - Primary Street.	Minimum 1.5 metres	Maximum N/A	Average 3.0 metres
(b)	Garages are to be set back in accordance with the R-Codes.			
(c)	Nil setbacks are permitted to one side boundary for the length of the boundary behind the street setback. A nil side setback is not permitted where the boundary abuts a secondary street.			
(d)	Where lots have a frontage of 11.0 metres or less, nil side setbacks are permitted to both side boundaries for the length of the boundary behind the primary street setback, and the minimum open space requirement may be reduced to 30% (70% site cover).			
(e)	Where lots have an area of 350m ² or less, and are not covered by provision (d) above, the minimum total open space requirements may be reduced to 30% (70% site cover), subject to the following: (i) The provision of a minimum 2.0 metre wide solar setback to habitable rooms with major openings on the northernmost or easternmost boundary.			
(f)	For all other lots, the minimum total open space requirement may be reduced to 40% (60% site cover), subject to compliance with provision e(i) above.			

3. Lot 4 is to maintain pedestrian access from Kemp Street, being the designated Primary Street.
4. The proposed dwelling on Lot 4 shall be orientated towards Kemp Street. The setback requirements stipulated in provision 2 above may be varied by the City of Wanneroo to facilitate pedestrian access from Kemp Street.

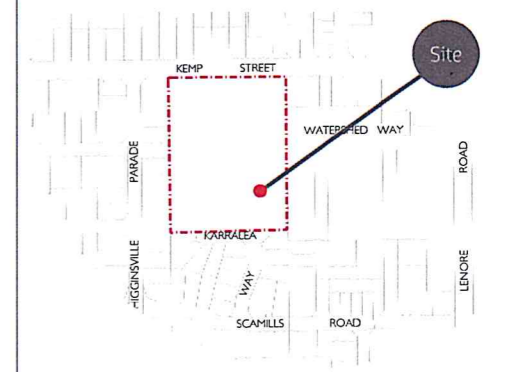
Note: Lot 4 is not classified as a battle axe lot by definition under the R-Codes.

This Detailed Area Plan has been certified by an officer authorised by Council under Clause 9.14.3(d) of the District Planning Scheme No. 2:



Manager Planning Implementation
City of Wanneroo

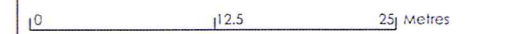
Date: 13/01/14



LEGEND

- SUBJECT SITE
- MIN 1.5m PRIMARY STREET SETBACK
- AVE 3m PRIMARY STREET SETBACK
- MIN 1.5m SECONDARY STREET SETBACK
- RESERVE FOR DRAINAGE

NOTE: All areas shown are approximate only.



REVISIONS

Rev	Date	Drawn
G	2014.02.04	M. Sullivan
H	2014.02.06	K. Trenberth
I	2014.04.24	K. Trenberth
JI	2014.05.28	K. Trenberth

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Date Drawn: 2013-06-10
Job Ref: 4346
Scale: 1: 1000 A3
Client: Maintlake Holdings Pty Ltd
Designer: R.Cumming
Drawn: K.Trenberth
Projection: PCG94
Plan ID: 4346-DAP-01-J
Cadastre supplied by Water Corp

Kemp Street
Pearsall

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