

ARCHER STREET, PEARSALL AGREED STRUCTURE PLAN NO. 6 (CELL 4) DETAILED AREA PLAN

THE REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES APPLY UNLESS OTHERWISE PROVIDED FOR BELOW. THE FOLLOWING STANDARD REPRESENTS VARIATIONS TO THE RESIDENTIAL DESIGN CODES AND CONSTITUTES ACCEPTABLE DEVELOPMENT REQUIREMENTS PURSUANT TO THE CODES.

"THE TERRACES" PRECINCT 1 SOUTH

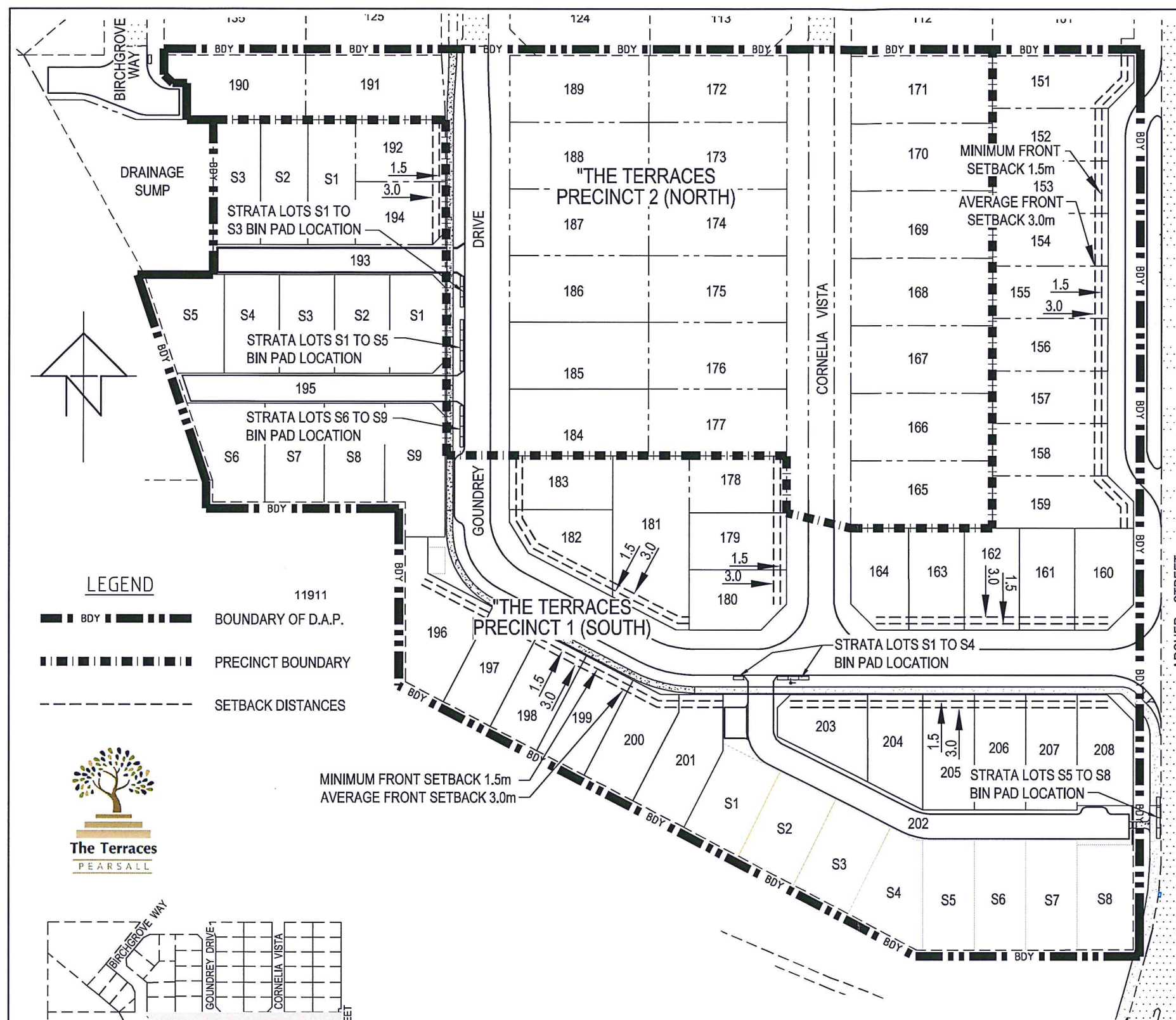
- FRONT SETBACKS FOR DWELLINGS ON GREEN TITLE LOTS SHALL BE A MINIMUM OF 1.5m AND AN AVERAGE OF 3.0m. STRATA LOT FRONT SETBACKS SHALL BE IN ACCORDANCE WITH 6.2.1 (A1.1ii) OF THE R-CODES.
- FOR GREEN TITLE LOTS, GARAGES SHALL BE SETBACK A MINIMUM 4.5m FROM THE PRIMARY STREET OR 1.5m FROM THE SECONDARY STREET. GARAGE PRIMARY STREET SETBACKS MAY BE REDUCED IN ACCORDANCE WITH CLAUSE 6.2.3 (A3.5) OF THE R-CODES. GARAGE SETBACKS FOR STRATA LOTS SHALL BE SETBACK A MINIMUM 2.5m FROM PRIVATE ROADS.
- BOUNDARY WALLS FOR DWELLINGS ON GREEN TITLE LOTS SHALL BE PERMITTED TO A 1.5m MINIMUM PRIMARY AND SECONDARY STREET SETBACK. GARAGE BOUNDARY WALLS FOR GREEN TITLE LOTS SHALL BE PERMITTED TO A 3.0m MINIMUM PRIMARY STREET SETBACK OR A 1.5m MINIMUM SECONDARY STREET SETBACK. DWELLING AND GARAGE BOUNDARY WALLS FOR STRATA LOTS SHALL BE SETBACK A MINIMUM 2.5m.
- FOR GREEN TITLE AND STRATA LOTS THE MINIMUM OPEN SPACE REQUIREMENT MAY BE REDUCED FROM THOSE SPECIFIED IN THE R-CODES TO A MINIMUM OF 40% SUBJECT TO COMPLIANCE WITH THE FOLLOWING CRITERIA;
 - MINIMUM 1.5m SOLAR SETBACK TO THE NORTHERNMOST AND EASTERNMOST BOUNDARY. GARAGES AND MINOR PROJECTIONS ARE PERMITTED WITHIN NOMINATED SOLAR SETBACKS.
 - PROVISION OF AN OUTDOOR LIVING AREA DESIGNED IN ACCORDANCE WITH THE R-CODES AND DIRECTLY ACCESSIBLE FROM AN INTERNAL LIVING AREA ON THE NORTHERNMOST OR EASTERNMOST BOUNDARY.
- TO PROMOTE SECURITY AND TO PROVIDE VISUAL INTEREST, DEVELOPMENT ON CORNER LOTS IS REQUIRED TO ADDRESS BOTH THE PRIMARY AND SECONDARY STREETS. THE SECONDARY STREET ELEVATION IS TO BE ARTICULATED AND FEATURE A CONSISTENT LEVEL OF DETAIL TO THAT OF THE PRIMARY STREET ELEVATION (INCLUDING WINDOWS) FOR A MINIMUM LENGTH OF 3.0m.

"THE TERRACES" PRECINCT 2 NORTH

- MINIMUM OPEN SPACE 45%. A REDUCTION OF THE MINIMUM OPEN SPACE TO 40% MAY BE SUPPORTED PROVIDED THAT THE OUTDOOR LIVING AREA IS LOCATED ADJOINING THE NORTHERN-MOST OR EASTERN-MOST BOUNDARY WITHIN THE SUBJECT LOT.
- PRIMARY STREET SETBACK FOR BUILDING (EXCLUDING GARAGE/CAR PORT) 3.0m MINIMUM, 6.0m MAXIMUM WITH NO AVERAGING REQUIREMENT.
- PRIMARY STREET SETBACK FOR GARAGE 4.5m MINIMUM.

ALL PRECINCTS

THIS DAP REPLACES THE NEED TO OBTAIN A PLANNING APPROVAL FOR THE DEVELOPMENT OF A SINGLE HOUSE. ANY VARIATIONS TO THE ACCEPTABLE DEVELOPMENT STANDARDS (AS OUTLINED IN THIS DAP OR RELEVANT R-CODES) ARE DISCOURAGED, HOWEVER IF JUSTIFIED, CAN BE OBTAINED AT THE BUILDING LICENCE APPLICATION STAGE THROUGH THE LODGEMENT OF AN R-CODES VARIATION, SUBMITTED TO THE CITY OF WANNEROO.



DETAILED AREA PLAN ARCHER STREET, PEARSALL CITY OF WANNEROO

THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 9.14.3(d) OF DISTRICT PLANNING SCHEME No. 2:

[Signature]
MANAGER OF PLANNING IMPLEMENTATION
CITY OF WANNEROO
DATE 10/4/13

LOCALITY MAP