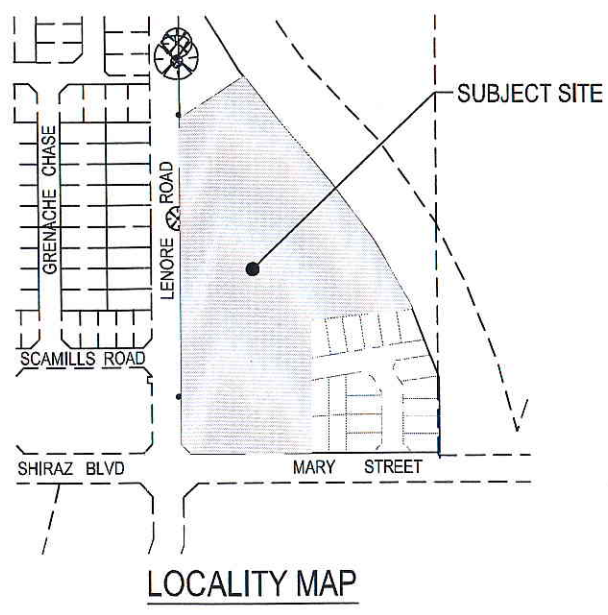
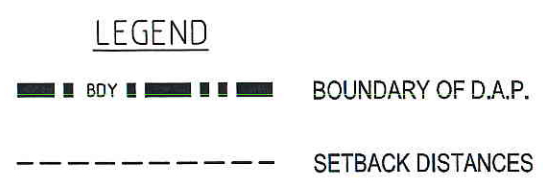
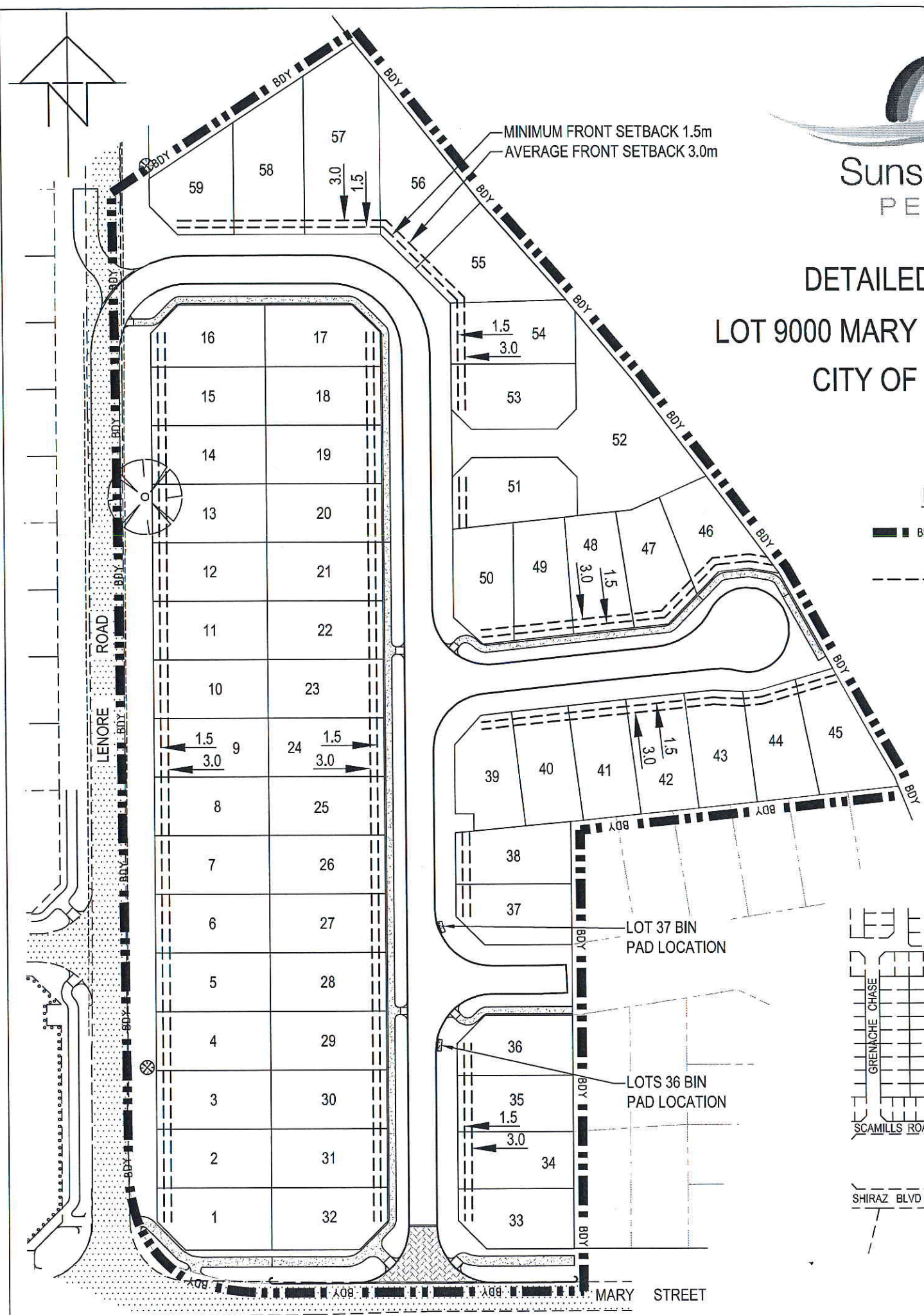




DETAILED AREA PLAN
LOT 9000 MARY STREET, PEARSALL
CITY OF WANNEROO



LOT 9000 MARY STREET (SUBDIVISION REF 142829)
AGREED STRUCTURE PLAN CELL 4
DETAILED AREA PLAN

THE PROVISIONS OF THE CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AND THE R-CODES APPLY UNLESS OTHERWISE VARIED BELOW.

1. A RESIDENTIAL DENSITY CODE OF R30 APPLIES TO THE SUBJECT AREA.
2. FRONT SETBACKS FOR DWELLINGS SHALL BE A MINIMUM OF 1.5m AND AN AVERAGE OF 3.0m.
3. 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.
4. BOUNDARY WALLS FOR DWELLINGS SHALL BE PERMITTED TO A 1.5m MINIMUM PRIMARY AND SECONDARY STREET SETBACK. GARAGE BOUNDARY WALLS SHALL BE PERMITTED TO A 3.0m MINIMUM PRIMARY STREET SETBACK OR A 1.5m MINIMUM SECONDARY STREET SETBACK.
5. 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;
 - (a) MINIMUM 1.5m SOLAR SETBACK TO THE NORTHERNMOST AND EASTERNMOST BOUNDARY. GARAGES AND MINOR PROJECTIONS ARE PERMITTED WITHIN NOMINATED SOLAR SETBACKS.
 - (b) 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.
6. 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.

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.

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

DIRECTOR PLANNING AND SUSTAINABILITY
 CITY OF WANNEROO

DATE 19.1.12