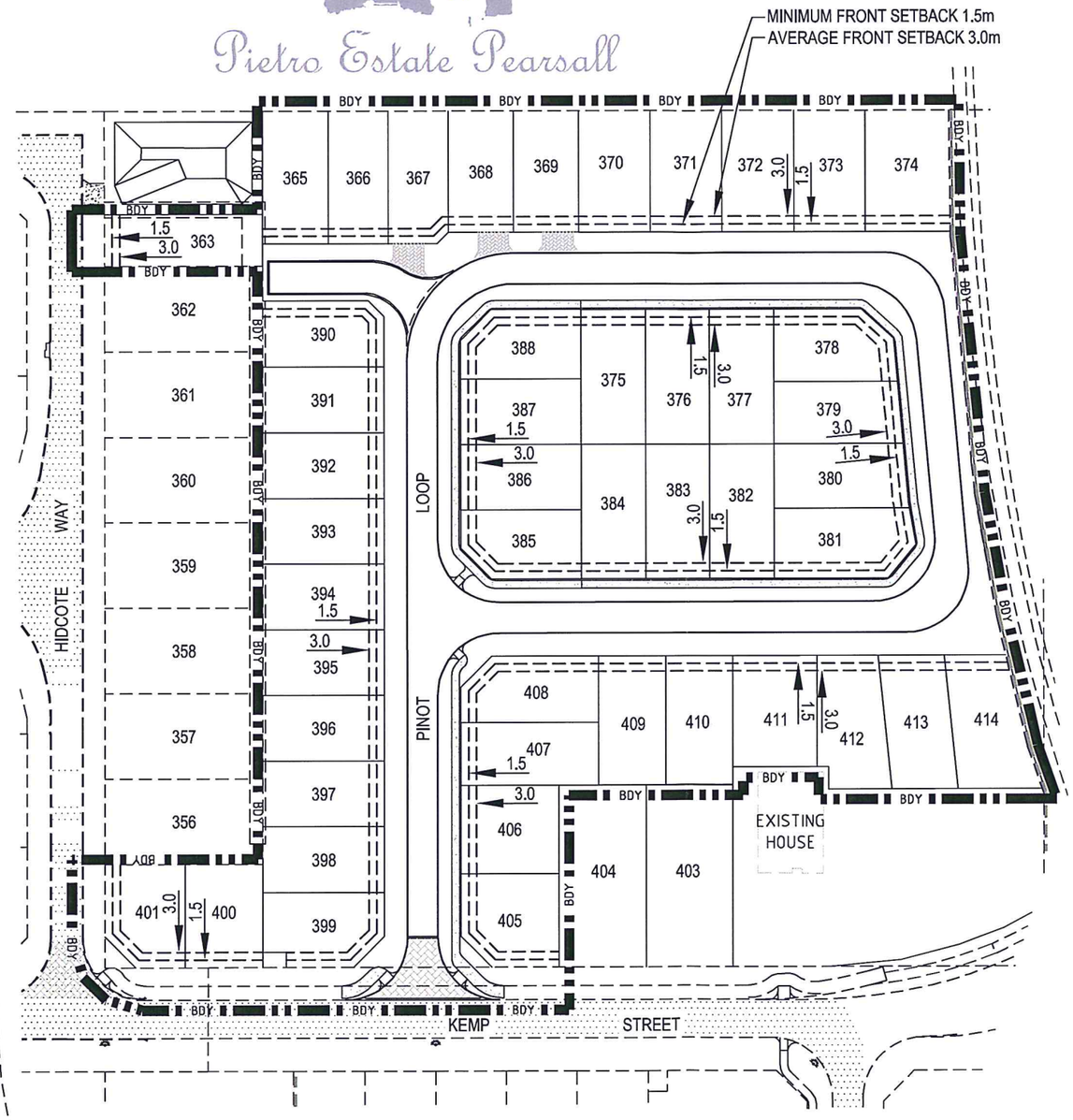
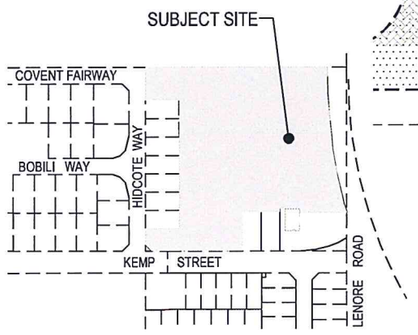
LEGEND

BDY — BOUNDARY OF D.A.P.

SETBACK DISTANCES

Pietro Estate Pearsall





LOCALITY MAP

DETAILED AREA PLAN
LOT 9104, 123 KEMP STREET, PEARSALL
CITY OF WANNEROO

LOT 9104, 123 KEMP STREET (SUBDIVISION REF 147227) AGREED STRUCTURE PLAN No.6 EAST WANNEROO 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. FRONT SETBACKS FOR BUILDINGS (EXCLUDING GARAGES/CARPORTS) SHALL BE A MINIMUM OF 1.5m AND AN AVERAGE OF 3.0m.

2. GARAGE/CARPORT SHALL BE SETBACK A MINIMUM 4.5m FROM THE PRIMARY STREET OR 1.5m FROM THE SECONDARY STREET. GARAGE/CARPORT PRIMARY STREET SETBACKS MAY BE REDUCED IN ACCORDANCE WITH CLAUSE 6.2.3 (A3.5) OF THE R-CODES.

3. BOUNDARY WALLS FOR DWELLINGS SHALL BE PERMITTED TO A 1.5m MINIMUM PRIMARY AND SECONDARY STREET SETBACK. GARAGE/CARPORT BOUNDARY WALLS SHALL BE PERMITTED TO A 3.0m MINIMUM PRIMARY STREET SETBACK OR A 1.5m MINIMUM SECONDARY STREET SETBACK. BOUNDARY WALLS SHALL ACCORD WITH THE REQUIREMENTS SPECIFIED UNDER CLAUSE 6.3.2 (A2 III) OF THE R-CODES.

4. 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 WHICH IS A MINIMUM OF 24m² IN SIZE AND IS LOCATED ON THE NORTHERNMOST OR EASTERNMOST BOUNDARY.

5. 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:

MANAGER OF PLANNING AND IMPLEMENTATION
CITY OF WANNEROO

DATE 14/6/13