

R-CODE VARIATIONS

The following criteria listed on this Detailed Area Plan (DAP) takes precedence over, and operate as variations to, the relevant Residential Design Codes (R-Codes) standards and constitute Acceptable Development.

- The Acceptable Development provisions are 'as of right' subject to compliance with the City of Wanneroo District Planning Scheme No.2
- Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or other nearby landowners.
- The density coding is R60
- The DAP provisions apply to all lots contained within the DAP area.

Permissibility

1. For all lots within the DAP area, the development of a single house is a permitted ("P") use.
2. Planning approval is not required for the development of a single house on any lot within the DAP area, where the lot is smaller than 350m².

Rear Laneways

3. For all lots abutting the laneway, all garages and dwellings shall be setback from the rear lot boundary in accordance with "Setbacks to Rear Laneways" outlined in Section 4.9 of the Butler-Ridgewood Agreed Structure Plan No. 27.

Dwelling Design


4. The provisions of the "New Choices Special Design Precinct" outlined in Section 5.2 of the Butler-Ridgewood Agreed Structure Plan No. 27 shall apply to all lots contained within this DAP.

Car Parking

5. For the 5m cottage lots only, car parking may be reduced to one on site bay per dwelling where the dwelling comprises of two or less bedrooms and a plot ratio area of less than 100m², and vehicle access is provided via a rear laneway. For the purpose of this provision, 'plot ratio area' is defined in the Residential Design Codes.

- DAP Boundary
- 5m Cottage Lots (see provision 5)



 1-3-12
Date
Director Planning and Sustainability
City of Wanneroo
This Detailed Area Plan has been endorsed by Council under clause 9.14.3
(d) of District Planning Scheme No. 2.