

The provisions addressed below and on the adjacent plan relates to the proposed lots at Lot 397 (43) Brampton Ave, Butler.

The requirements of the Residential Design Codes (Residential R60) apply unless otherwise provided for below.

The following standards represent variations to the Residential Design Codes and constitute Acceptable Development requirements pursuant to the Codes.

For Lots 1 to 11 within the Detailed Area Plan area, the development of a Single House is a Permitted ("P") use.

Compliance with this Detailed Area Plan (DAP) for Single Houses on Lots 1 to 11 inclusive, replaces the need for planning approval.

LOTS 01 - 11 (*)			
SETBACKS (*)	MINIMUM	MAXIMUM	AVERAGE
Dwelling - Primary Street	2.5m	4.0m	N/A
Dwelling - Secondary Street	1.0m	-	N/A
Dwelling - Laneway	0.0m	1.5m	N/A
Dwelling - Public Open Space	1.0m	-	-
Porch, Verandah, Equiv. (*)	1.5m	-	-
Garage - Laneway	0.0m	1.5m	N/A

(*) Boundary Walls to both side boundaries are allowed as detailed on the adjoining plan.
 (*) May be located on side boundary, reducing the Boundary Wall primary street setback accordingly.

LOTS 01 - 11 (*)	
OPEN SPACE	Residential R60
General	25%
Courtyard	20 - 24m ² (*)
Min Dimension	3 - 4m (*)

(*) The main outdoor living area must provide for 20m² in area with a minimum dimension of 4m, unless the dwelling provides the main outdoor living area within a secondary street, public open space or laneway setback area; in this instance the minimum dimension may be reduced to 3m but must provide a minimum 24m² area.
 (*) Residential Design Code 6.9.1 does not apply for all single dwelling lots.

LOT 12 (*)			
MINIMUM SETBACKS	GROUND	UPPER	AVERAGE
Dwelling - Primary Street	2.0m	2.0m	N/A
Dwelling - Laneway	1.5m	1.5m	N/A
Dwelling - Lakeside Boundary	1.5m	1.5m	N/A
Dwelling - Parkside Boundary (*)	1.0m	1.0m (*)	N/A
Porch, Verandah, Equiv.	1.5m	1.5m	-
Garage - Primary Street	2.0m	-	-
Garage - Laneway	1.5m	-	-

LOT 12 (*)	
OPEN SPACE	Residential R60
General	35%
Plot Ratio	0.85
Balcony, Courtyard, Equiv.	12m ² (*)

(*) Residential Design Codes 7.4.3 [(A3.1)] does not apply to this development.
 (*) Parts of a dwelling or structure to the upper floor only may provide a nil setback to the Public Open Space boundary provided they are minor in nature, including (but not limited to) corners of dwellings with or without openings, open balconies (unenclosed on two (2) or more sides and without roof cover) and minor projections as defined in the R Codes.
 (*) Balconies, Courtyards or Equivalent to provide for minimum dimensions as per the Residential Design Codes 7.3.1 (A1) with a twenty percent (20%) increase in minimum required area that may include adjoining or congruous open space exclusive to the use of the dwelling, including (but not limited to) setback areas.

Please note: For Multiple Dwelling developments (apartments), the provisions of this DAP are superseded by the R-Codes (Volume 2) to the extent of any inconsistencies.

LEGEND	
Primary Street Frontage	●
Surveillance Requirement (*)	●
Max. Two (2) Driveway Crossovers	●
Allowable Courtyard Position	▨
Mandatory Garage Position	⊗
Indicative Multiple Dwelling Building Envelope	■
Indicative Single Dwelling Building Envelope	■
Required Bin Pad Position (1m x 2m)	⊗
Detailed Area Plan Boundary	---
Upper Floor Encroachment Allowance (*)	▨
Vehicle Access Restriction	▨

(*) Dwellings should provide surveillance through the provision of at least one (1) Major Opening to the Secondary Street, Laneway and / or Public Open Space from each proposed storey.

This Detailed Area Plan has been endorsed by the City of Wanneroo under Clause 9.14.3(d) of District Planning Scheme N° 2.

Manager - Planning Implementation: *[Signature]*

City of Wanneroo:

Date: 20/01/13

