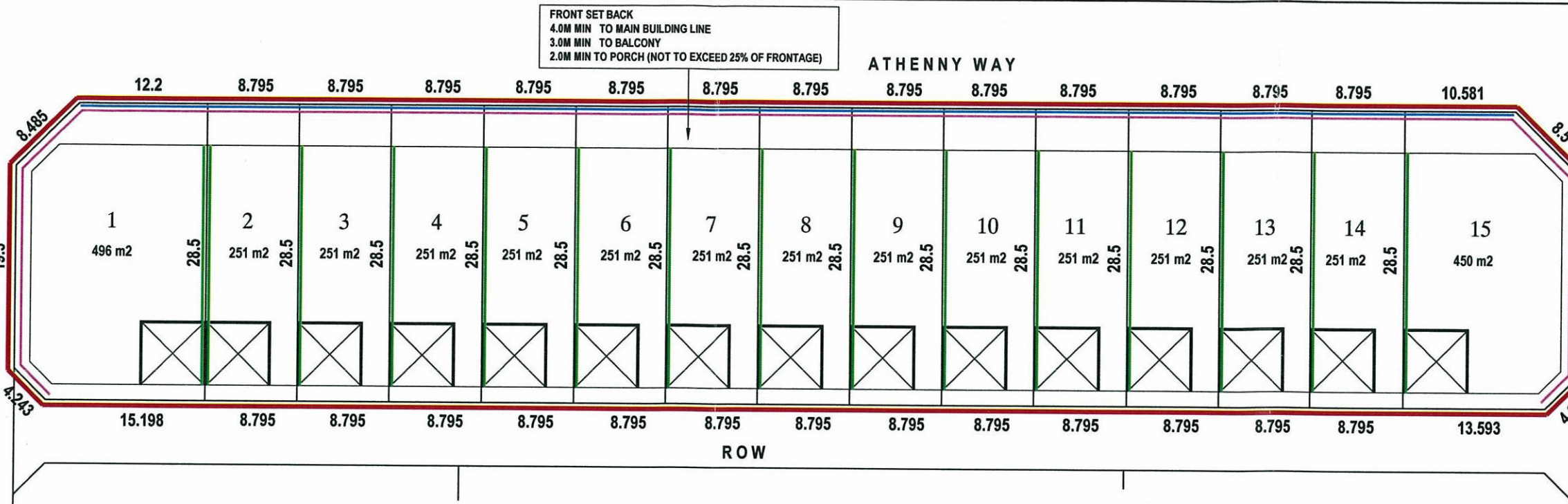




CARLINGFORD DRIVE

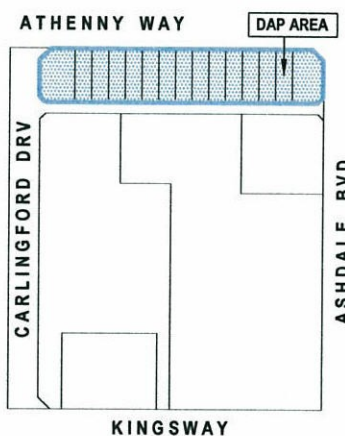


ATHENNY WAY

ASHDALE BOULEVARDE

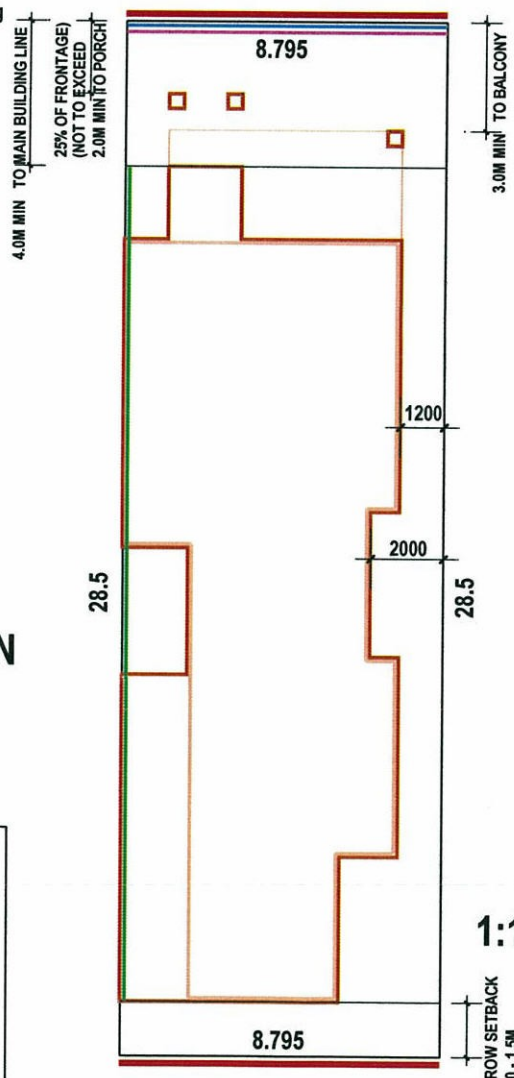
LEGEND

- DAP Boundary
- No Vehicular Access Permitted
- Designated Garage Location
- Nominated boundary wall location
- Visually Permeable Fencing

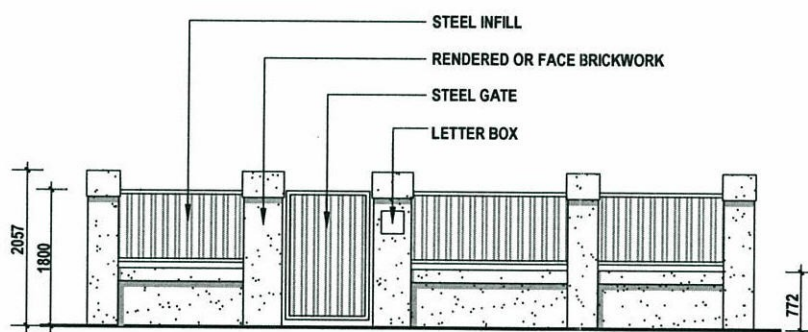


1:3000 LOCATION PLAN

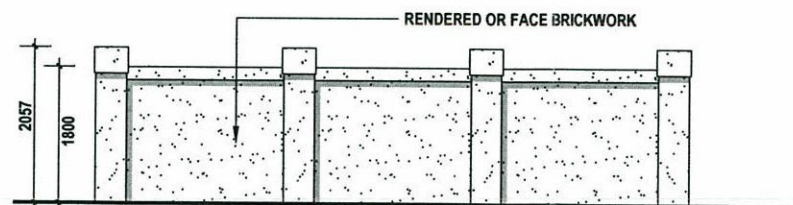
1:500 DETAILED AREA PLAN



1:200 TYPICAL SITE LAYOUT



1:100 TYPICAL FRONT FENCING DETAIL



1:100 TYPICAL SECONDARY STREET FENCING DETAIL

DEVELOPMENT PROVISIONS

THE RESIDENTIAL DESIGN CODE WHICH APPLIES TO THESE LOTS IS R40. THE FOLLOWING LIST IDENTIFIES THE VARIATIONS TO THE RESIDENTIAL DESIGN CODES THAT ARE APPLICABLE FOR THESE LOTS. THE REQUIREMENT TO CONSULT WITH ADJOINING OR OTHER LANDOWNERS TO ACHIEVE THESE VARIATIONS TO THE RESIDENTIAL DESIGN CODES IS NOT REQUIRED. COUNCIL HAS THE DISCRETION TO VARY THE PROVISIONS OF THE DETAILED AREA PLAN. ALL OTHER REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES AND THE DISTRICT TOWN PLANNING SCHEME SHALL BE SATISFIED.

1.0 SETBACKS

- FRONT SETBACK**
- 4.0 METRES MINIMUM TO MAIN BUILDING LINE
 - 3.0 METRES MINIMUM TO BALCONY
 - 2.0 METRES MINIMUM TO PORCH (NOT TO EXCEED 25% OF FRONTAGE)
 - AVERAGE SETBACK N/A

ROW SETBACK

- 0 - 1.5 METRES

**EAST SIDE (LOTS 2-14)
(LOT 1)**

- MINIMUM 2.0 METRES SIDE BOUNDARY SETBACK TO HABITABLE ROOMS WITH MAJOR OPENINGS ON THE EAST-MOST BOUNDARY
- AS PER CODES WITH EXCEPTION OF PERMITTED BOUNDARY WALL LOCATIONS

**WEST SIDE (LOTS 2-14)
(LOT 15)**

- NIL
- AS PER CODES WITH EXCEPTION OF PERMITTED BOUNDARY WALL LOCATIONS

2.0 ORIENTATION AND SURVEILLANCE

THE DWELLINGS ON LOTS 2-14 MUST ORIENTATE TOWARDS ATHENNY WAY BUT ALSO HAVE AT LEAST ONE HABITABLE ROOM WINDOW OF THE DWELLING WITH A CLEAR VIEW OF THE ROW. STUDIO APARTMENTS ARE ENCOURAGED ON TOP OF GARAGES.

DWELLINGS ON CORNER LOTS MUST ADDRESS BOTH STREET FRONTAGES BY HAVING AT LEAST ONE HABITABLE ROOM WINDOW FACING THESE AREAS.

3.0 BOUNDARY WALLS

BOUNDARY WALLS PERMITTED AS NOMINATED ON THE DAP.

A BOUNDARY WALL IS PERMITTED TO:

- BE LOCATED BETWEEN THE 4.0 METRE FRONT SETBACK LINE AND THE 1.5 METRE ROW SETBACK LINE (23 METRE LENGTH OF BOUNDARY)
- HAVE A TWO STOREY WALL HEIGHT COMPONENT BEING NOT HIGHER THAN 6.2M IN HEIGHT

4.0 OPEN SPACE

THE MINIMUM OPEN SPACE PROVISION SHALL BE 35%.

OUTDOOR LIVING AREAS PERMITTED WITHIN PRIMARY STREET SETBACK AREA SUBJECT TO NORTHERN ORIENTATION AND PROVISION OF OPEN STYLE FENCING AS PER THE TYPICAL FENCING DETAIL.

5.0 GARAGE LOCATIONS

GARAGES ARE TO BE LOCATED AS DESIGNATED ON THE DAP (DETAILED AREA PLAN).

6.0 FENCING

FENCING WITHIN PRIMARY STREET SETBACK AREA TO BE AS PER THE TYPICAL DETAIL.
FENCING WITHIN SECONDARY STREET SETBACK AREA TO BE AS PER THE TYPICAL DETAIL.
REAR FENCING TO BE 1.5 METRES (MIN) FROM ROW BOUNDARY.

This Detailed Area Plan has been endorsed by Council under clause 9.14.3 (d) of District Planning Scheme No. 2

Richard
Manager of Planning Services
City of Wanneroo

28/11/08
Date

