



LOCATION PLAN ■ Subject Area

**General Provisions**  
 The following standards are deemed to meet the relevant 'Design Principles' of the R-Codes and do not require consultation with adjoining landowners. Unless provided for below, provisions of DPS2 and R-Codes apply.  
 All lots subject of this Detailed Area Plan are coded R25 in accordance with Agreed Structure Plan No. 44 - Capricorn Village.

- All R25 lots
1. The minimum total open space shall be 40% of the site area.
  2. The primary street dwelling setback shall comply with 4.0m minimum (as annotated on the plan).
  3. Verandahs, porches, porticos, awnings or similar are permitted to be setback a minimum of 1.5m.
  4. Lots adjacent to a POS site (lots 1512- 1517, 1544 - 1547, 1568) shall provide at least one (1) habitable room major opening with an unobstructed view of the POS.
  5. Outdoor living area to be located on northern or western most aspect.
  6. Garages shall be located a minimum 0.5m behind the dwelling.

**LEGEND**

- Subject Area
- ➔ Primary Dwelling Orientation
- No Vehicle Access
- Designated Garage Location
- Preferred Garage Location
- R25
- Minimum Street Setback

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

*[Signature]*  
 A/Manager, Planning Implementation  
 City of Wanneroo

10/7/14  
 Date

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY