



LEGEND

	DESIGNATED GARAGE LOCATION
	PREFERRED GARAGE LOCATION
	DESIGNATED ENVELOPE
	NO VEHICULAR ACCESS

PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

Garaging and Access

1. Garages shall be located as depicted on this DAP.
2. Where a preferred garage location is depicted, an alternative location may be approved by the City of Wanneroo.
3. Vehicular access to lots shall not be permitted from street frontages identified with 'no vehicular access'.

Setbacks

1. The front setback of the dwelling (including verandah) shall be a minimum of 3m and a maximum of 4.5m.
2. Where lots are front loaded garages must be setback a minimum of 1.5m behind the dwelling alignment.
3. The rear setback of lots with rear laneway access shall be a maximum of 1.5m. Reduced setbacks may be approved subject to appropriate access levels and vehicle sight lines.

4. In addition to the provisions of Clause 3.3.2 of the R-Codes the following shall apply:

- one zero lot wall is mandatory for lots less than 12m in width,
- where a zero lot wall is either discretionary, or required, it shall be located as depicted on the attached plan.

Built Form

1. The outdoor living areas of lots orientated east - west, as specified in Clause 3.4.2 of the R-Codes, shall be located on the northern side.

..... Date 14/2/06

Manager of Planning Services