

Context Plan,  
Scale N.T.S.

**LEGEND**

- PUBLIC OPEN SPACE/ PUBLIC ACCESS WAY
- INDICATIVE OUTDOOR LIVING AREA
- OUTDOOR LIVING AREA MAYBE LOCATED OTHER THAN AS INDICATED ON D.A.P BUT MUST ABUT THE INDICATED BOUNDARY
- GROUND FLOOR ENVELOPE
- UPPER FLOOR ENVELOPE
- PROPERTY BOUNDARY
- DESIGNATED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION - UNDERCROFT GARAGE REQUIRED
- RECOMMENDED GARAGE LOCATION

**SETBACKS**

- 3.0m MINIMUM (GROUND AND UPPER LEVELS)
- 1.0m MINIMUM (UPPER LEVEL AND GROUND LEVEL WHERE OUTSIDE THE ENVELOPE)
- 4.5m MINIMUM (UPPER LEVEL)
- 2.5m MINIMUM WITHIN 10M OF LANEWAY OR REAR BOUNDARY (UPPER LEVEL)
- NIL PERMITTED, 1.5m AVERAGE (GROUND AND UPPER LEVELS)
- NIL PERMITTED (GROUND AND UPPER LEVELS)
- 6m MINIMUM BEHIND MAIN BUILDING LINE (GROUND LEVEL) (MAIN BUILDING LINE - AVERAGE FRONT SETBACK EXCLUDING GARAGE SETBACK)
- THE PROVISIONS OF THE CITY'S AGREED STRUCTURE PLAN NO. 44 AND THE RESIDENTIAL DESIGN CODES APPLY TO WALLS BUILT UP TO A SIDE BOUNDARY WHERE THE AFFECTED ADJOINING LOT IS SITUATED OUTSIDE THE DAP AREA.
- 2.0 MINIMUM LANEWAY GARAGE SETBACK (METRES)

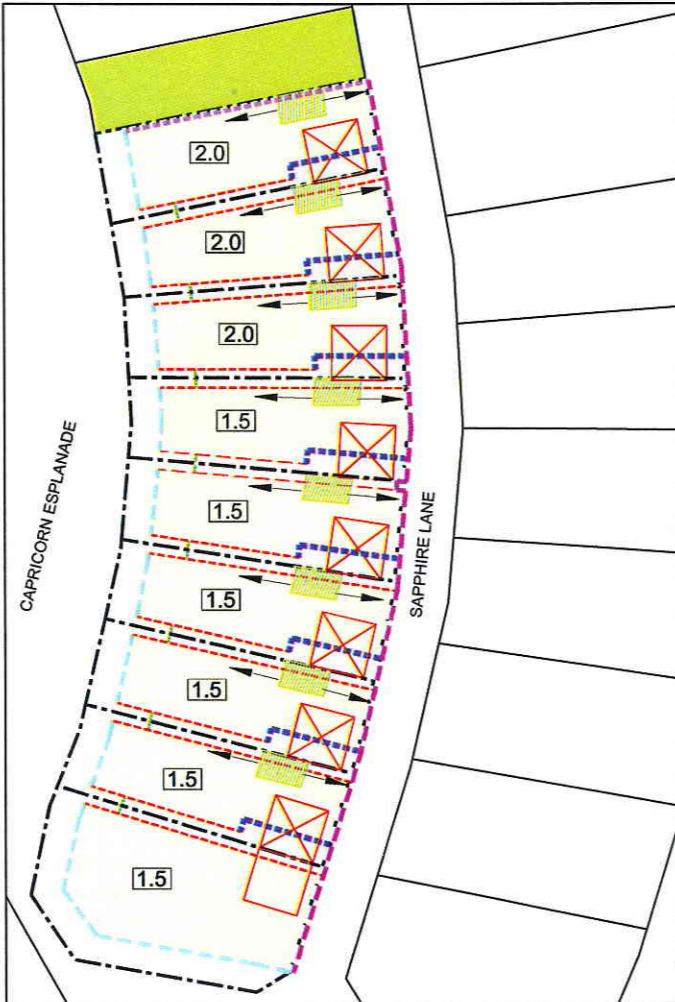
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Yanchep, Lot 119 Capricorn Esplanade



Yanchep, Lot 140 Capricorn Esplanade



Yanchep, Lot 108 Capricorn Esplanade



Yanchep, Lot 122 Capricorn Esplanade

\* F.L.L - Finished Lot Level  
\* F.F.L - Finished Floor Level

**Detailed Area Plan Provisions**

- Density**
- The density applicable to these lots as per the Residential Design Codes is R40.
- Building Envelope**
- All setbacks are as per the D.A.P. Where a setback is not specified within the D.A.P area then the R-Codes and part 9.4 of the City's Agreed Structure Plan No. 44 shall prevail.
  - Except where indicated (where the adjoining lot is situated outside the D.A.P area), ground floor boundary walls are permitted to both side boundaries for the full extent of the Ground floor envelope, as indicated on the D.A.P.
  - A minimum and maximum height of 2 storeys is required with a maximum wall height of 6.0m and a maximum roof height of 9.0m.
  - Where applicable, wall and roof heights shall be measured from the Finished Lot Level, as per the D.A.P.
- Garaging**
- Garage to be accessed from laneway (where provided) in the designated location (if applicable). Minimum garage setbacks as per the D.A.P.
  - For front-loaded lots (and side-loaded lots if applicable), the garage is to be setback a minimum of 0.5m behind an adjoining portion of the dwelling, and in the designated location (if applicable).
  - Where an undercroft garage is required as shown on the D.A.P, garages shall be provided as per the Minimum Garage Finished Floor Level, as per the D.A.P.
- Open Space**
- A minimum outdoor living area of 25m<sup>2</sup> with a minimum dimension of 4.0m is to be provided abutting the side boundary as indicated on the D.A.P. A minimum of 50% of the outdoor living area is to remain uncovered.
  - The area of an upper level balcony with a minimum dimension of 2 metres, and a minimum area of 10m<sup>2</sup> and accessible from a habitable room (excluding bedrooms) may be included in the calculation of the required 45% open space.
  - Where no indicative outdoor living area is shown for a lot, a minimum of 25m<sup>2</sup> outdoor living area (50% uncovered) is to be provided in a location with northern solar access and capable of use in conjunction with a habitable room.
- POS, Laneways and Public Access Ways**
- All dwellings abutting POS, laneways or public access ways shall be suitably designed and oriented to ensure passive surveillance. Dwellings shall have one or more openings to a habitable room on both storeys facing the POS, laneway or public access way.
  - Lots abutting POS or a public access way shall address the POS or public access way and shall have special building elevation and window treatments that draw attention to the location, including such means as distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour to the satisfaction of the city of Wanneroo.
- Solar Access**
- The overshadowing provisions of clause 6.9.1(A1) of the Residential Design Codes do not apply within the D.A.P area.

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

Manager Planning Implementation  
City of Wanneroo

Date: 11/7/12  
TOWN PLANNING AND URBAN DESIGN