



LOCATION PLAN  
SCALE 1:10000

PERMITTED SETBACKS  
SCALE 1:300



LEGEND

- Designated double width garage (max 6.5m)
- Designated single width garage (max 3.5m)
- Permitted building envelope
- No vehicular access
- Retaining wall
- Potential Duplex Site

NOTE: All lots are coded R40.

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 No. 2 must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

All Lots

1. Garages shall be located as depicted on this DAP and limited to the maximum widths designated (see separate provisions for duplex lots).
2. Vehicular access to lots shall not be permitted from street frontages identified with 'No Vehicular Access'.
3. Driveways shall be located as depicted on this DAP.
4. All crossovers shall have a maximum width of 3m.

Potential Duplex Lots

- Grouped Dwellings:
1. Each unit shall provide surveillance to either the north-south or east-west street adjacent to the lot from either active habitable rooms and/ or outdoor living areas.
  2. Each lot may locate a maximum of one garage adjacent to the street frontage.
  3. Each lot shall be serviced with one shared crossover.
  4. Zero setbacks are permitted on all common lot boundaries.

Single Dwellings:

1. Either the verandah or front facade of the dwelling between the garage and the side boundary shall be built between the 3m - 4.5m setback line.
2. Garages shall be setback a minimum of 5m from the front boundary.

Single Width Garage Lots

1. Either the verandah or the front facade of the dwelling between the garage and the side boundary shall be built to the 3m setback line.
2. Garages shall be setback a minimum of 5.5m from the front boundary.
3. Garages are permitted to a maximum width of 3.5m (including supporting structures).
4. Zero setbacks are permitted on both side boundaries.

Double Width Garage Lots

1. Either the verandah or the front facade of the dwelling between the garage and the side boundary shall be built between the 3m - 4.5m setback line.
2. Garages shall be setback a minimum of 5m from the front boundary.
3. Garages are permitted to exceed 50% of the lot frontage, to a maximum width of 6.5m (including supporting structures).
4. Zero setbacks are permitted on both side boundaries.

Manager of Planning Services

29/4/09  
Date



DETAILED AREA PLAN - STAGE 5H  
CAPRICORN VILLAGE  
CITY OF WANNEROO

robertsday

scale: 1:1000 @ A3  
drawn: SB & SJ  
checked: SG  
approved: SG  
date: 21.04.09  
client: CVJV

