



Detailed Area Plan Provisions

- 1.0 GENERAL PROVISIONS**
- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
 - 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE

Lots Applicable	R-Code Density
All Lots	R30

3.0 STREET SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum (no averaging permitted)
Lots 2074-2077, 2083, 2092-2093, 2096-2106, 2111-2117, 2124-2131, 2136-2143.	Primary Street Dwelling	4.0m
Lots 2078-2079, 2084-2091, 2094-2095, 2107-2110, 2118-2123, 2132-2135.	Primary Street Dwelling	3.0m
All Lots	Balconies, Porches & Verandahs	1.5 m
All Lots	Secondary Street Building	1.0m

3.1 For all lots, garages shall be setback a minimum of 0.5m behind the dwelling.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum	Notes
All Lots	30%	<ul style="list-style-type: none"> • Outdoor Living Area (OLA) shall be located to maximise northern or eastern solar access.

4.1 Outdoor living areas are permitted to be located within the street setback area.

- 5.0 SPECIAL PROVISIONS**
- 5.1 Lots adjacent to a POS (Lots 2096-2110, 2132-2135) shall provide one or more major opening(s) from a habitable room facing and allowing an unobstructed view of the POS.

Legend

Extent of Detailed Area Plan	Designated Garage Location
R30 Subject Lots	Primary Dwelling Orientation

Endorsement Table

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

Manager, Planning Implementation
City of Wanneroo

Date 11/7/15