

DETAILED AREA PLAN R-CODE VARIATION

The District Planning Scheme No 2 and R-Codes are varied as follows:

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

1. a) The following criteria take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development. Compliance with this Detailed Area Plan (DAP) replaces the need for planning approval for a single house (Display Village uses will require a planning approval).
- b) Any variations to acceptable development standards (as outlined in this DAP or relevant R-Codes), can be addressed through an application for a codes variation submitted with a building permit application.

R-CODING

2. Density coding is R60 except for lots 1051, 1052, 1076, 1077, 1107, 1108, 1132, 1133, 1162, 1163, 1187, 1188, 1220, 1230 and 1237, which are coded R80.

STREETSCAPE REQUIREMENTS

3. a) Primary street and Public Open Space (POS) dwelling setback is a minimum of 2.0m (this setback cannot be averaged) and a maximum of 6.0m.
- b) A 14.0m minimum setback is required to level 3 of the dwelling from the laneway boundary.
- c) A 0.5m minimum rear building setback is permitted to level 1 and 2 from the laneway boundary (and laneway truncation where applicable).
- d) A 1.0m minimum front setback is permitted to balconies, porches and verandahs proposed to the front of the dwelling.
- e) Where a lot has two street frontages, street walls and fences to the side of the lot adjoining or abutting a secondary street (not a laneway) shall be visually permeable for the extent that allows an unobstructed view of the secondary street from at least one major opening (and not being a door) of the dwelling facing the secondary street.
- f) For lots 1150 to 1174 inclusive, dwellings shall have one or more major opening(s) (and not being a door) facing and allowing an unobstructed view of the POS.
- g) All laneway lots shall gain vehicle access from the laneway only, except for grouped dwelling development where alternative vehicle access locations are permitted.

BOUNDARY SETBACK REQUIREMENTS

4. a) A nil side setback is permitted to level 1 of a dwelling for a maximum wall height of 3.6m (no average) for a maximum total length determined by the required front and rear setbacks, to both side boundaries (excluding secondary street side boundaries).
- b) A nil side setback is permitted to level 2 of a dwelling for two-thirds the length of one side boundary and half the length of remaining side boundary.
- c) Where nil side setbacks are not permitted or applied to upper levels, walls with no major openings shall be setback from the side boundary a minimum of 1.2m, and a minimum of 1.4m for walls with major openings.

OPEN SPACE REQUIREMENTS

5. a) A minimum provision of 25% open space is permitted where the outdoor living area is a minimum of 24m², with a minimum dimension of 3m, at least one-third of the required outdoor living area is provided without permanent roof cover, and a balcony with the minimum dimensions of 2.5m x 2.5m or verandah with the minimum dimensions of 2.5m x 4.0m is provided at the front of the dwelling.
- b) For single storey dwellings only, a minimum provision of 25% open space is permitted where the outdoor living area is a minimum of 24m² with a minimum dimension of 4m.
- c) A minimum provision of 35% open space is permitted for all lots. The outdoor living area provisions shall comply with the R-Codes.
- d) A balcony with the minimum dimensions of 2.5m x 2.5m provided at the front of the dwelling is permitted to be included as part of the open space provision.
- e) Outdoor living areas are required to be directly accessible from, and contiguous with a habitable room (being a lounge or living room and not a bedroom) and shall be located to maximise northern or eastern solar access.
- f) Outdoor living areas are permitted to be located within the street setback area.

BUILDING HEIGHT REQUIREMENTS

6. a) Maximum building heights are as follows:

	LEVELS 1 & 2	LEVEL 3
Top of external wall (roof above)	7m maximum	10m maximum
Top of external wall (concealed roof)	8m maximum	11m maximum
Top of pitched roof	10m maximum	13m maximum

DESIGN FOR CLIMATE REQUIREMENTS

7. Lots on this DAP are exempt from R Code provisions determining Solar Access for Adjoining Sites.

INCIDENTAL DEVELOPMENT REQUIREMENTS

8. Where outbuildings are proposed, they shall be constructed by way of design and materials to match the dwelling when visible from the public realm.

ADVICE NOTE:

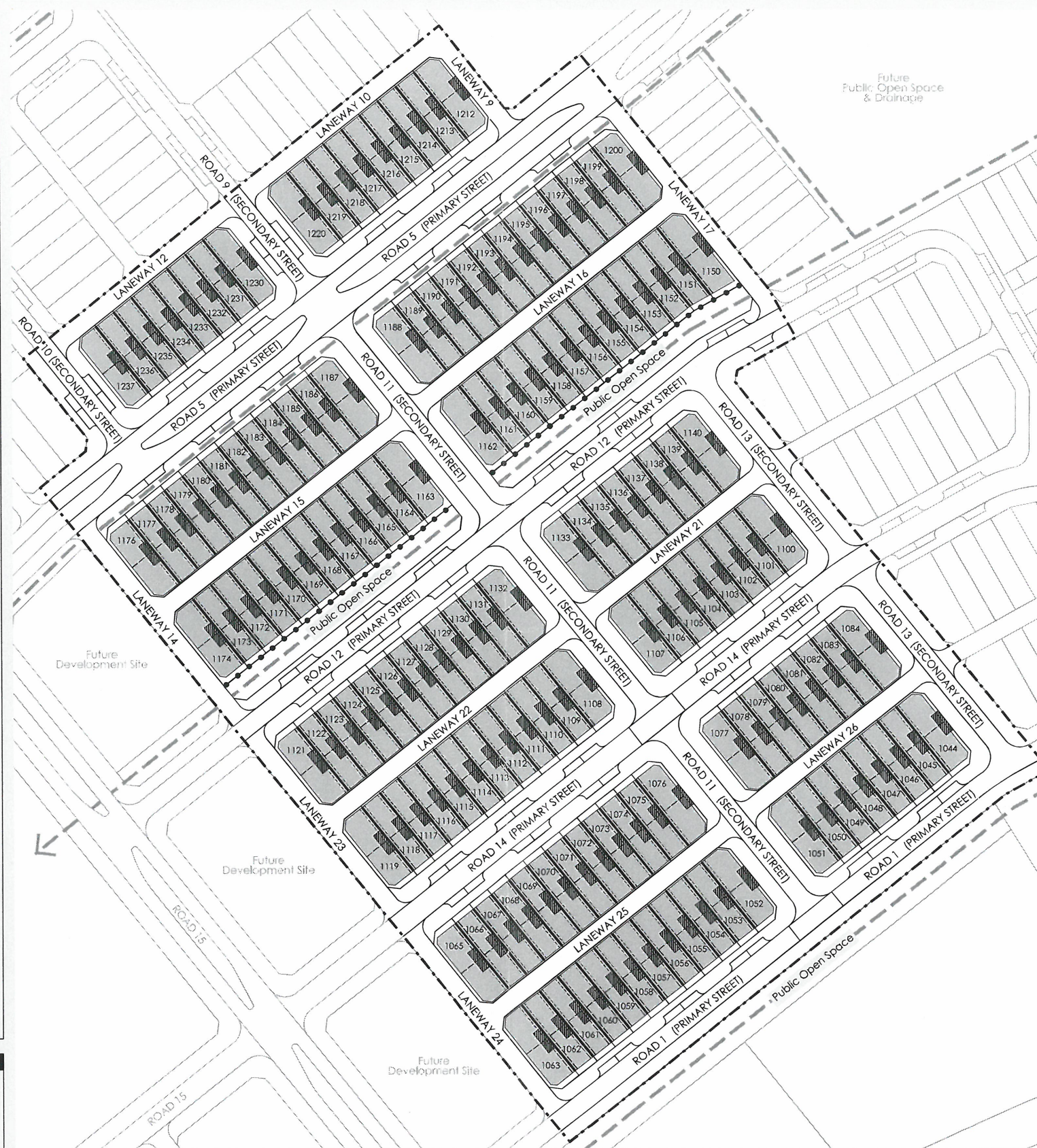
9. Balconies are strongly encouraged to the front and/or rear of the dwelling, and should be directly accessible from a habitable room.

ENDORSEMENT TABLE

This Detailed Area Plan is endorsed by the City of Wanneroo
Manager Planning Implementation

Date

18/1/13

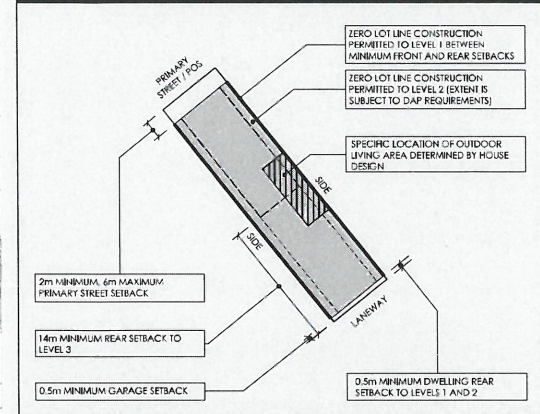


LEGEND

- EXTENT OF DETAILED AREA PLAN
- Building Envelope
- Level 2 Setback (as per DAP variation 4B & 4C)
- Level 3 Setback (as per DAP variation 4C)
- Outdoor Living Area (Indicative Location Displayed Only)
- • • Visually Permeable Fencing (minimum requirements)

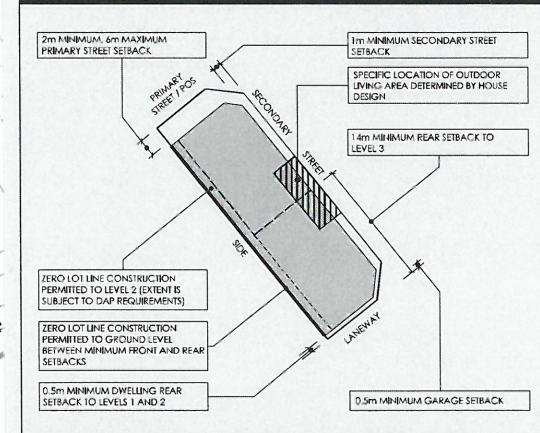
TYPICAL SETBACK REQUIREMENTS

R60 LOTS

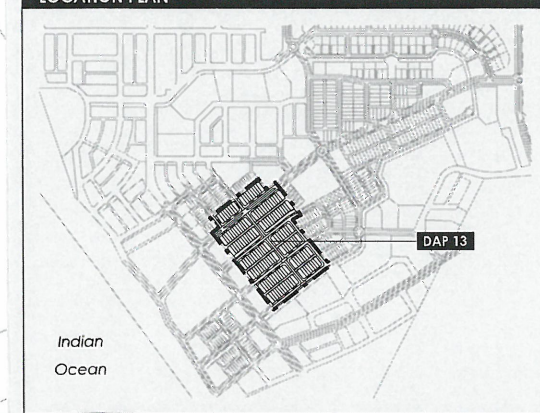


TYPICAL SETBACK REQUIREMENTS

R80 CORNER LOTS



LOCATION PLAN



Detailed Area Plan 13 - Shorehaven Coastal

SHOREHAVEN, ALKIMOS

A PEET ALKIMOS PTY LTD PROJECT

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scale: 1:1500 (A3) 1:750 (A1)
0 15 30m

plan: 07/08/08/15
design: MB
draw: MB/WB
date: 07/01/2013
proj: PCG 94

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