

Detailed Area Plan R-Code Variation

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

R-CODING

Density Coding is R20.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

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. 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 licence application.

STREETSCAPE REQUIREMENTS (6.2)

Setbacks for development shall be in accordance with the following:
(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- Primary street setback is a minimum of 4.0m.
(This setback can be averaged as per the R-Codes (ref.6.2.1).
- A 1.0m setback is permitted to a secondary street for corner lots (ref.6.2.1).
- Where garages are proposed in front of the dwelling, the garage shall not extend more than 1.5m forward of the proposed dwelling (ref.6.2.3).
- Dwellings must address the Primary Street by way of design and must contain a major opening(s) to a living area and/or master bedroom (ref.6.2.4).
- For lots with multiple street frontages, the dwelling must address both the Primary Street and the Secondary Street through design, materials and major opening(s) (ref.6.2.4).

BOUNDARY SETBACK REQUIREMENTS (6.3)

Setbacks for development shall be in accordance with the following:
(Except where noted, all other setbacks shall be in accordance with the R-Codes)

- Where a nil side setback is proposed to the ground floor level of a dwelling, a maximum wall height of 3.6m (no average) is permitted (ref.6.3.2).
- Where a nil side setback is proposed, zero lot line construction must be located a minimum of 1.5m behind the dwelling frontage (face of building) (ref.6.3.2).
- Any exposed parapet wall on a common boundary shall be suitably finished to match the external walls of the dwelling, unless otherwise agreed with the adjoining property owner (ref.6.3.2).

OPEN SPACE REQUIREMENTS (6.4)

- A minimum provision of 40% open space is required (ref.6.4.1).
- An unenclosed balcony (roofed or open) with an area of 10 m² or greater can be included as part of the minimum open space calculation (ref.6.4).
- Outdoor living areas are permitted to be located within the front setback area to take advantage of the northern aspect of the site and shall be constructed to maintain surveillance and activation of the adjoining streetscape (ref.6.4.2).
- Outdoor living area to be provided with a minimum dimension configuration of 4m x 6m and minimum area of 24m² (ref.6.4.2).

BUILDING HEIGHT REQUIREMENTS (6.7)

- The maximum building heights described in Table 3 (Category B) of the R-Codes are increased by 1.0m (ref.6.7.1). This results in the following Acceptable Development:
 - 7m maximum – Top of external wall (roof above)
 - 8m maximum – Top of external wall (concealed roof)
 - 10m maximum – Top of pitched roof

INCIDENTAL DEVELOPMENT REQUIREMENTS (6.10)

- If outbuildings are proposed, then they must be constructed in materials and style to match the dwelling when visible from the public realm (ref.6.10.1).
- All dwellings shall provide a storage area (min 4m² area) under the main roof (accessible from outside) or within the garage area (ref.6.10.3).

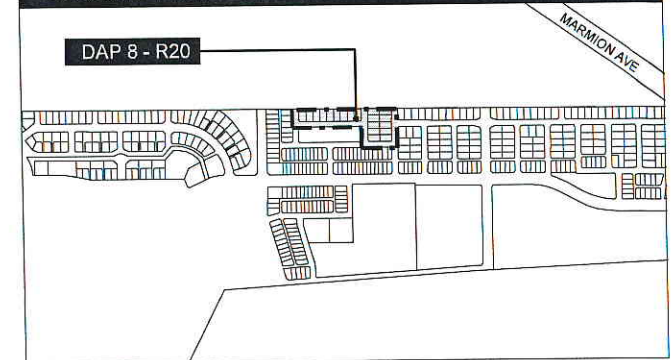
ADVICE NOTE:

Retaining Walls

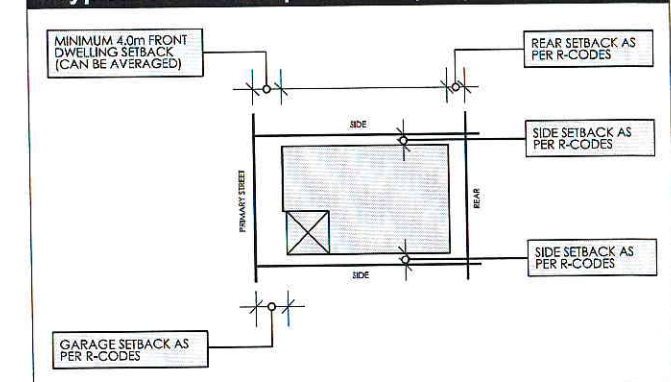
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any boundary retaining walls present with certification obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.



Location Plan



Typical Setback Requirements (R20)



Legend

- Extent of Detailed Area Plan
- Retaining walls

Endorsement Table

This Detailed Area Plan is endorsed by the City of Wanneroo

Manager Planning Implementation: *[Signature]*

Date: *17 November 2011*

Detailed Area Plan 8 - Shorehaven Rise

SHOREHAVEN, ALKIMOS

A PEET ALKIMOS PTY LTD PROJECT

sign: 077085/0456	designed: MB	scale: 1:2000@A3
date: 15/11/2011	checked: ST	0 20 40
projection: PCG 94	drawn: NM	

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