



**PROVISIONS**

- R20 lots (front access)**
1. Front setback shall be 6m average and 3m minimum (as per the R-Codes for R20).
  2. For lots opposite POS the front setback shall be minimum 3m and maximum 4.5m.
  3. Garages must be setback a minimum of 0.5m behind the front alignment of the dwelling.
  4. The outdoor living area shall be a minimum of 30sqm with a minimum dimension of 4m.
  5. Site coverage shall be a maximum of 50%.

- R20 lots (rear laneway access)**
1. Front setback shall be minimum 3m and maximum 4.5m.
  2. The main entrance to the dwelling shall face the primary street, not the laneway.
  3. Lots may gain access from either the rear laneway or the primary street.
  4. The outdoor living area shall be a minimum of 30sqm with a minimum dimension of 4m.
  5. Site coverage shall be a maximum of 50%.

- R30 lots (rear laneway access)**
1. Front setback shall be minimum 3m and maximum 4.5m.
  2. The main entrance to the dwelling shall face the primary street, not the laneway.
  3. R30 lots shall gain vehicle access from the rear laneway only.
  4. The outdoor living area shall be a minimum of 24sqm with a minimum dimension of 4m.
  5. Site coverage shall be a maximum of 55%.

- All lots**
1. Side and rear setbacks shall be minimum 1.5m (as per the R-Codes for R20 and R30).
  2. One zero side setback is permitted per lot.
  3. If a zero side setback is proposed for a lot generally orientated east-west, it shall be located on the southern boundary.\*
  4. Outdoor living areas shall be located on the northern side of lots generally orientated east-west.

\* Note: An amendment to delete the restriction on zero lot walls is currently being considered by the City of Wanneroo. The developer will advise prospective purchasers if and when the restriction is lifted.

**LEGEND**

- Mandatory garage location
- Preferred garage location
- Permitted building envelope (R20 front access)
- Permitted building envelope (R20 rear laneway access)
- Permitted building envelope (R30 rear laneway access)
- Subject to further building design requirements for two storey homes regarding passive surveillance of adjoining PAW
- No vehicular access
- Retaining wall
- Stair well

Disclaimer: This plan aims to summarise the relevant provisions of the Capricorn Local Structure Plan No.44 and the R-Codes of WA. In some instances some variations and exceptions may apply - refer to these documents for full details.