

1.5m MAXIMUM REAR
GARAGE SETBACK

PERMISSIBLE LOCATION
OF ZERO LOT WALL

3.0m FRONT SETBACK

VERANDAH

3.0m FRONT SETBACK

VERANDAH

PERMISSIBLE LOCATION
OF ZERO LOT WALL

1.5m MAXIMUM REAR
GARAGE SETBACK

BEACHSIDE PARADE

1.5m MAXIMUM REAR
GARAGE SETBACK

PERMISSIBLE LOCATION
OF ZERO LOT WALL

3.0m FRONT SETBACK

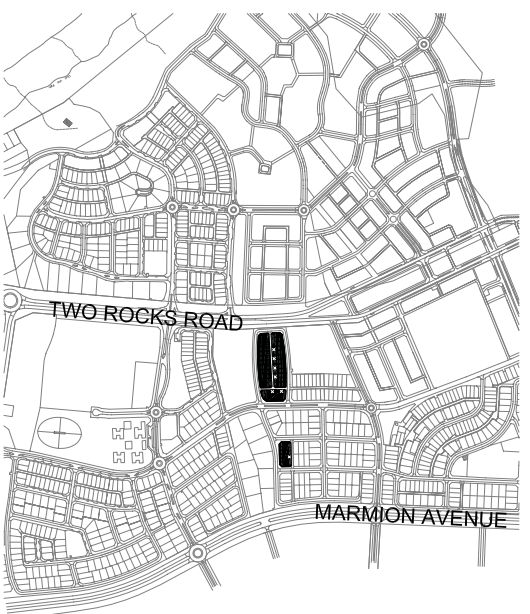
PERMISSIBLE LOCATION OF ZERO
LOT WALL

3.0m FRONT SETBACK





1.5m MAXIMUM REAR
GARAGE SETBACK

R-CODING: LOTS ARE CODED R30

LOCATION PLAN 1: 20 000



LEGEND

-  DESIGNATED GARAGE LOCATION
-  PREFERRED GARAGE LOCATION
-  DESIGNATED BUILDING ENVELOPE
-  NO VEHICULAR ACCESS
-  VERANDAH

PROVISIONS

The provisions of this Development Plan 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 must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

Garaging and Access

1. Garages shall be located as depicted on this plan.
2. Vehicular access to lots shall not be permitted from street frontages identified with 'no vehicular access'.

Setbacks

1. The front setback of the dwelling shall be a minimum of 3m and a maximum of 4.5m.
2. In addition to the provisions of Clause 3.3.2 of the R-Codes the following shall apply:
 - one zero lot wall is mandatory for lots less than 12m in width.
 - where a zero lot wall is either discretionary, or required, it shall be located as depicted on the attached plan.

Built Form

1. The outdoor living areas of lots orientated east - west, as specified in Clause 3.4.2 of the R-Codes, shall be located on the northern side.
2. Where a front verandah is specified on a lot it shall be a minimum length of 50% of the frontage of the dwelling and a minimum width of 2.4m. The verandah shall be setback in accordance with the setback provisions specified in the CDP.

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capricorn development plan - 1H/2H R30 LOTS

capricorn, yanchep - city of wanneroo

1:1000 @A3

