

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 R40.

All lots coded R40 on this plan have duplex potential. Please note that separate Detailed Area Plan provisions apply to these lots if two dwellings are to be constructed (refer DAP 4 Sheet 2). When these lots are developed with single dwellings then this Detailed Area Plan shall prevail.

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)

- 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).
- Designated garage locations are mandatory (where indicated on the DAP).
- Dwellings must address the Primary Street by way of design and must contain 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).
- For lots 347, 348, 361 and 362 dwellings abutting the P.A.W. shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major opening(s) to a habitable room (being a lounge or living room and not a bedroom) and an outdoor living area facing the P.A.W. (LN. Element 3. R28).

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)

- A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum 2/3 of the boundary length, to one side boundary only (as indicated on the DAP) (ref.6.3.2).
- Where a nil side setback is nominated, 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.

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
- The maximum landmark building element total height permitted is 11.5m, applicable to a maximum plan area of 4.0m x 4.0m (ref.6.7.1).

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

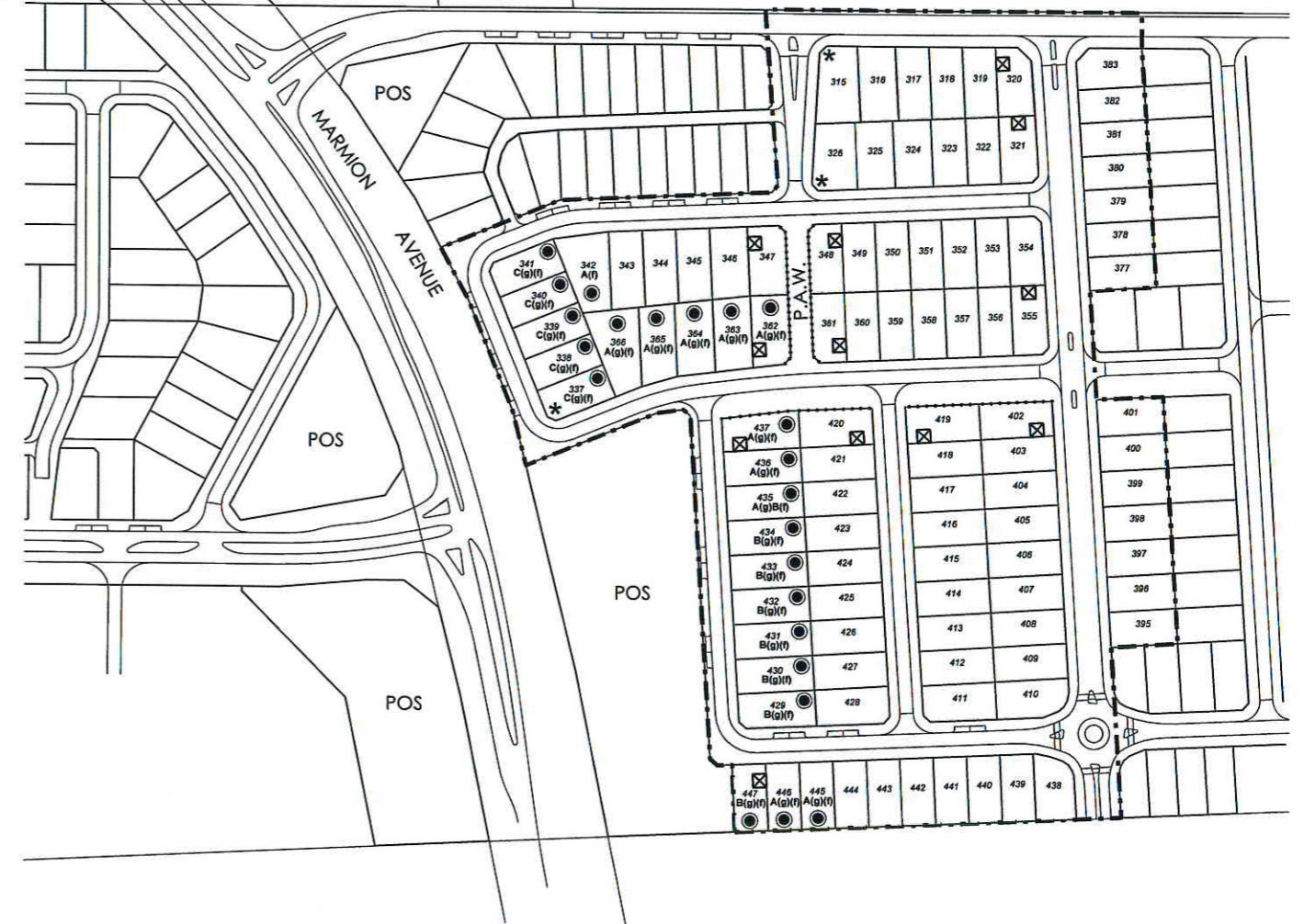
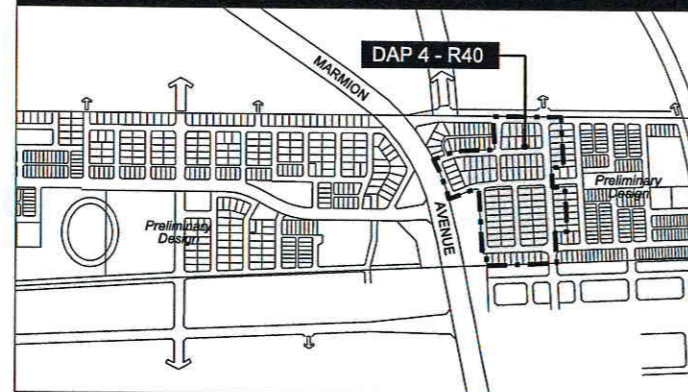
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any boundary retaining walls present with certification obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining wall.

Noise Attenuation Provisions

Lots in close proximity to Marmion Avenue (as indicated on the DAP with A, B or C) may be affected by vehicle noise. Dwellings on these lots are to be designed to comply with quiet house design guidelines and Noise Attenuation Provisions as displayed on this DAP.

			Facade Package				
			A	B	C		
Bedrooms	Facing Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon		
		Fixed, casement or awning windows with seals	✓	✓	Casement or awning windows only		
		No external doors	✓	✓	✓		
		Closed eaves	✓	✓	✓		
		No vents to outside walls/eaves	✓	✓	✓		
		Mechanical ventilation/air conditioning	✓	✓	✓		
Side-on to Road Corridor	Facing Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon		
		Closed eaves	✓	✓	✓		
		Mechanical ventilation/air conditioning	✓	✓	✓		
Living and Work Areas (habitable room excludes bedrooms)	Facing Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon		
		Fixed, casement or awning windows with seals	✓	✓	Casement or awning windows only		
		Solid core external doors with acoustic seals	35 mm (min)	40 mm (min)	40 mm (min)		
		Sliding doors must be fitted with acoustic seals	✓	✓	Sliding doors not permitted		
		Closed eaves	✓	✓	✓		
		No vents to outside walls/eaves	✓	✓	✓		
		Mechanical ventilation/air conditioning	✓	✓	✓		
		Side-on to Road Corridor	Facing Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10 mm (min)
				Closed eaves	✓	✓	✓
				Mechanical	✓	✓	✓
Outdoor Living Areas	Facing Road Corridor	Solid fence (e.g. Hardifence, Pinelap or Colorbond)	2.0 m high (min)				
		Solid fence (eg: brick, limestone, hardifence)		2.4m high (min)	2.4m high (min)		
		Picket fences are not acceptable	✓	Color-bond not permitted	Color-bond not permitted		

Location Plan



Endorsement Table

This Detailed Area Plan is endorsed by the City of Wanneroo

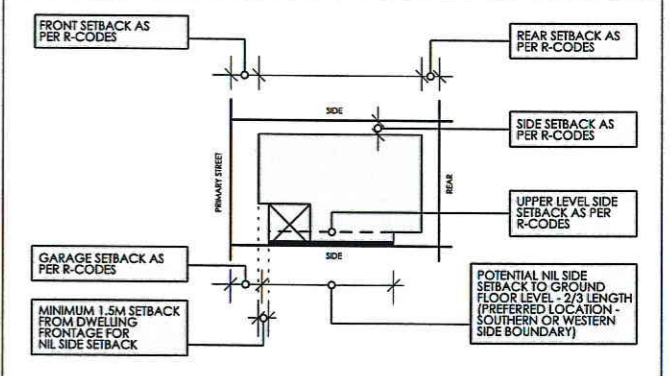
Manager Planning Implementation *[Signature]*

Date 15/6/10

Legend

- Extent of Detailed Area Plan
- Building Envelope
- ⊗ Designated Garage Location
- Nil Building Setback
- Retaining walls
- No Vehicle Access
- * Landmark Design Elements Encouraged
- Noise Attenuation Requirements (refer Provisions Table)
 - A Facade Package A
 - B Facade Package B
 - C Facade Package C
 - (g) Ground Floor
 - (f) First Floor

Typical Setback Requirements



Detailed Area Plan 4 (Sheet 1 of 2) - Shorehaven Central

LOT 1006 MARMION AVENUE, ALKIMOS

A PEET ALKIMOS PTY LTD PROJECT

Detailed Area Plan R-Code Variation

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R-CODING
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All lots coded R40 on this plan have duplex potential. Please note that separate Detailed Area Plan provisions apply to these lots if single dwellings are to be constructed (refer DAP 4 Sheet 1). When these lots are developed with two dwellings then this Detailed Area Plan shall prevail.

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.

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 3.0m.
(This setback can be averaged as per the R-Codes (ref.6.2.1).)
- The garage shall extend a maximum of 1.5m forward of the proposed dwelling frontage where dwellings are proposed behind the garage setback (ref.6.2.3).
- Designated garage locations are mandatory (where indicated on the DAP).
- Garages (and carports where applicable) are permitted with a nil side setback.
- Garages are limited to single width where single storey dwellings are developed.
- A 6.0m minimum front garage setback is required for single width garages (max 3.5m width) to provide secondary off street parking (ref.6.2.3).
- Double width garages are permitted where dwelling upper level extends forward of the garage by a minimum of 0.5m (ref.6.2.3).
- A 4.5m minimum front garage setback is required for double width garages (ref.6.2.3).
- A single width carport may be constructed with a nil front setback (forward of the garage location) to form a tandem parking outcome abutting a single garage at 6m front setback (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).
- For lots 347, 348, 361 and 362 dwellings abutting the P.A.W. shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major opening(s) to a habitable room (being a lounge or living room and not a bedroom) and an outdoor living area facing the P.A.W. (LN, Element 3, R28).

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)

- A nil side setback is permitted to the ground floor level of a dwelling to a maximum wall height of 3.6m (no average) for a maximum length determined by the required front and rear setbacks, to both side boundaries (as indicated on the DAP) (ref.6.3.2).
- Where a nil side setback is nominated, 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 35% 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).

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
- The maximum landmark building element total height permitted is 11.5m, applicable to a maximum plan area of 4.0m x 4.0m (ref.6.7.1).

DESIGN FOR CLIMATE REQUIREMENTS (6.9)

- Lots on this DAP are exempt from provision 6.9.1, determining Overshadowing of Adjoining Sites.

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:

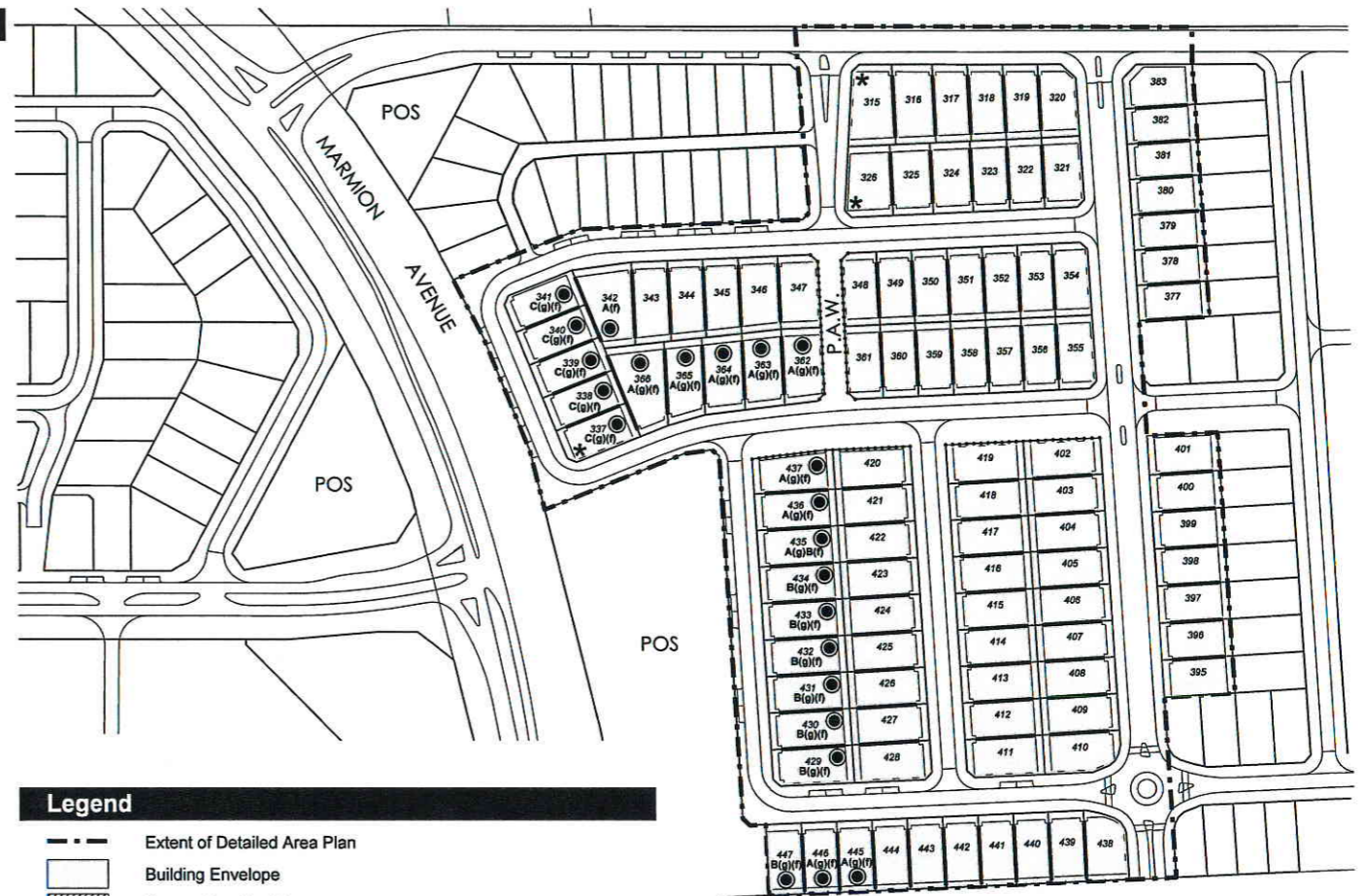
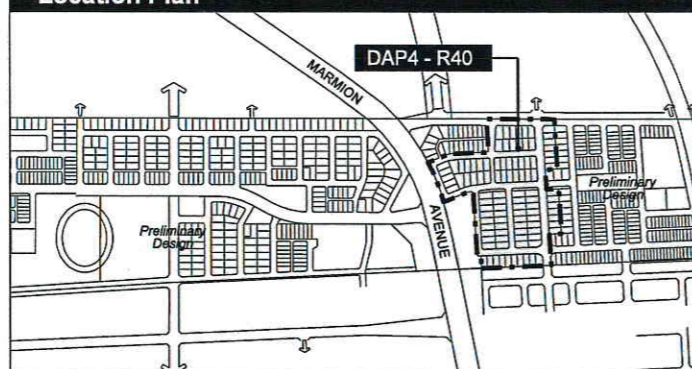
- Retaining Walls**
- Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any boundary retaining walls present with certification obtained from an independent practising Structural Engineer in relation to final dwelling proximity to retaining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

Noise Attenuation Provisions

Lots in close proximity to Marmion Avenue (as indicated on the DAP with A, B or C) may be affected by vehicle noise. Dwellings on these lots are to be designed to comply with quiet house design guidelines and Noise Attenuation Provisions as displayed on this DAP.

Bedrooms	Facing Road Corridor	Laminated glazing	Facade Package				
			A	B	C		
		Fixed, casement or awning windows with seals	√	√	Casement or awning windows only		
		No external doors	√	√	√		
		Closed eaves	√	√	√		
		No vents to outside walls/eaves	√	√	√		
		Mechanical ventilation/air conditioning	√	√	√		
		Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon		
		Closed eaves	√	√	√		
	Side-on to Road Corridor	Mechanical ventilation/air conditioning	√	√	√		
		Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon		
		Closed eaves	√	√	√		
		Mechanical ventilation/air conditioning	√	√	√		
		Living and Work Areas (habitable room excludes bedrooms)	Facing Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10.5 mm Pilkington Optilam Phon
		Fixed, casement or awning windows with seals		√	√	Casement or awning windows only	
		Solid core external doors with acoustic seals		35 mm (min)	40 mm (min)	40 mm (min)	
Sliding doors must be fitted with acoustic seals	√	√		Sliding doors not permitted			
Closed eaves	√	√		√			
No vents to outside walls/eaves	√	√		√			
Mechanical ventilation/air conditioning	√	√		√			
	Side-on to Road Corridor	Laminated glazing	6 mm (min)	10 mm (min)	10 mm (min)		
		Closed eaves	√	√	√		
		Mechanical	√	√	√		
		Mechanical	√	√	√		
Outdoor Living Areas	Facing Road Corridor	Solid fence (e.g. Hardifence, Pinelap or Colorbond)	2.0 m high (min)				
		Solid fence (eg: brick, limestone, hardifence)		2.4m high (min)	2.4m high (min)		
		Picket fences are not acceptable	√	Color-bond not permitted	Color-bond not permitted		
	Side-on to Road Corridor						

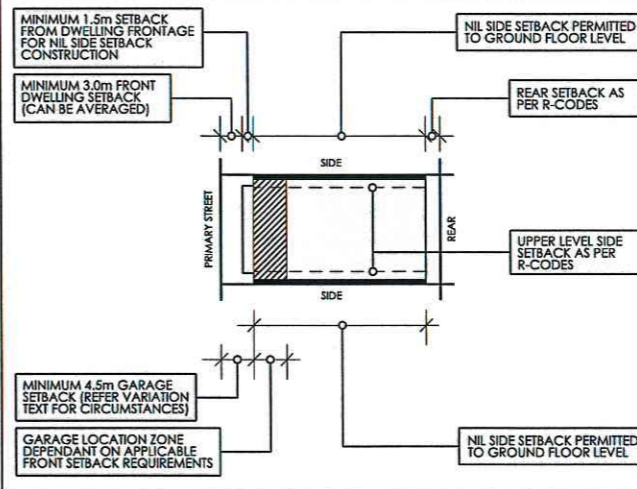
Location Plan



Legend

- Extent of Detailed Area Plan
- Building Envelope
- Garage Location Zone
- Nil Building Setback
- Retaining walls
- No Vehicle Access
- Landmark Design Elements Encouraged
- Noise Attenuation Requirements (refer Provisions Table)
 - A Facade Package A
 - B Facade Package B
 - C Facade Package C
 - (g) Ground Floor
 - (f) First Floor

Typical Setback Requirements DOUBLE STOREY/DOUBLE GARAGE



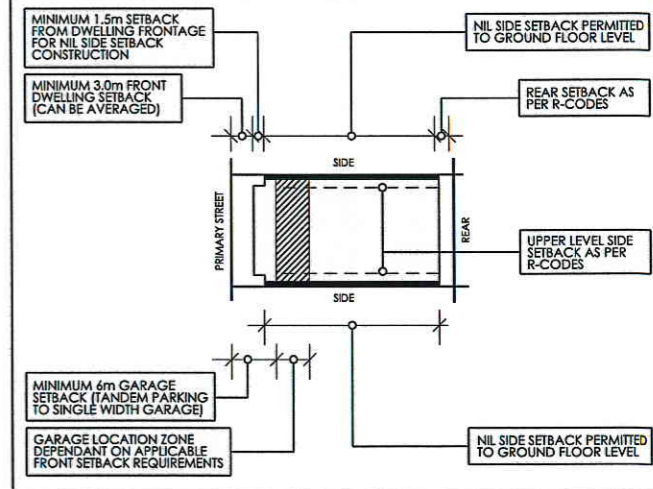
Endorsement Table

This Detailed Area Plan has been endorsed by the City of Wanneroo

Manager Planning Implementation *[Signature]*

Date *15/6/10*

Typical Setback Requirements SINGLE STOREY/SINGLE GARAGE



Detailed Area Plan 4 (Sheet 2 of 2) - Shorehaven Central

LOT 1006 MARMION AVENUE, ALKIMOS
A PEET ALKIMOS PTY LTD PROJECT

plan: 07/085/033H MB designed: 14/06/2010
date: 14/06/2010 WHB checked: MQ
revision: PC694
scale: 1:3000@A3
0 30 60
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