



CONTEXT PLAN
Scale 1:20,000 @ A3

LEGEND

- Drivers Place Central Precinct Boundaries
- Indicative Lot Boundaries
- Existing Lot Boundary
- Sewer Easement
- Indicative Building Envelope
- Existing Building
- Movement and Parking Areas
- Maximum Building Heights (metres) as measured from finished floor level to pitch of the roof.
- Mandatory Active Frontages
- Secondary Frontages
- Indicative Shared Path
- Compatible Use Wetland Buffer
- Reciprocal Rights of Access
- View Corridor
- Intersection Modification/ Upgrade
- F.F.L 22.00 Indicative Finished Floor Level
- Municipal Heritage Inventory Listed Properties

Municipal Heritage Inventory Listed Properties

- ① Charles Ashby House
- ② Henry Chitty House
- ③ Ernie Chitty House

ENDORSEMENT TABLE
This Detailed Area Plan is endorsed by the City of Wanneroo.

[Signature]
Manager Planning Implementation

29/11/13
Date

DETAILED AREA PLAN



DROVERS PLACE CENTRAL PRECINCT, WANNEROO
Date: 4th July, 2013 Designer: MD
Scale: 1:2000 @ A3 Drawn: FR
Drawing No. 713-130 DAP2A 040713.dwg

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.
Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.
Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.



TOWN PLANNING AND URBAN DESIGN

Drovers Place Central Precinct - Detailed Area Plan

This Detailed Area Plan (DAP) should be read together with the details and provisions contained in The Drovers Place Precinct Agreed Structure Plan No. 80. The following criteria take precedence over and operate as variations to the relevant DPS 2 standards and requirements. Compliance with this DAP does not remove the need to obtain planning approval.

1. Building Envelopes

- 1.1 Buildings should generally be located within the building envelopes as depicted on the Detailed Area Plan. This may be varied at the City's discretion having regard for the following:
- 1.1.1 Ability to achieve a functional car parking and access layout that accommodates the required car parking bays and reciprocal access arrangements;
 - 1.1.2 Preservation of views to Yellagonga Regional Park;
 - 1.1.3 Vehicle sight lines and impact on amenity as viewed from Wanneroo Road and Yellagonga Regional Park; and
 - 1.1.4 Any other consideration to ensure the objectives of the DAP are not compromised.
- 1.2 There shall be no limit on the number and size of individual tenancies within each building envelope.

2. Permitted Building Heights

- 2.1 Maximum permitted building heights are depicted on the DAP. Building heights shall be measured from the finished floor level of the building to pitch of the roof.
- 2.2 Minor protrusions may be permitted up to 1.5 metres above the nominated building height where the protrusions form part of an architectural element where the City considers that it enhances the facade of the building or creates visual interest.
- 2.3 Building/s that abut the southern boundary of the Drovers Place Central Precinct shall have a maximum height of 3.5 metres within 3 metres of the southern boundary, which can be increased to a maximum height of 6 metres for the portion of the building/s that are setback at least 3 metres to the southern boundary.

3. Built Form

- 3.1 Mandatory active frontages as shown on the DAP shall incorporate the following:
- 3.1.1 Minimum of 60% glazing on frontages for that portion of the frontage that extends to 2.7m above the FFL;
 - 3.1.2 Adjacent pedestrian footpaths;
 - 3.1.3 Eaves, awnings and/or colonnades that project 2.0 metres from the building and have a minimum of 2.75m clearance to ground level; and
 - 3.1.4 Pedestrian entrances to buildings that are clearly defined and articulated.
- 3.2 Secondary frontages as shown on the DAP shall incorporate a combination of the following:
- 3.2.1 Windows and/or secondary entries;
 - 3.2.2 Electronic surveillance (CCTV); and
 - 3.2.3 Lighting to illuminate the adjacent public realm.

- 3.3 Buildings shall address Wanneroo Road through design, high quality materials and location of major openings. Front entrances shall be located wherever possible to address Wanneroo Road and shall be articulated appropriately.
- 3.4 Buildings facing Wanneroo Road shall be designed to minimise blank walls.
- 3.5 Service areas shall be screened from view from Wanneroo Road, adjacent residential land and Yellagonga Regional Park.
- 3.6 Where a development directly has a physical or visual interface with residential development within the Southern Precinct to the south, the proposed development shall comply with the following:
- 3.6.1 Development that incorporates architectural treatment that breaks down building mass to provide visual relief through building structure, cladding and glazing; and
 - 3.6.2 Incorporating architectural elements and materials that contribute to an attractive facade consistent with the requirement to maintain the visual amenity to adjacent residential uses.
- 3.7 Primary entrances to buildings are to be clearly defined and articulated and provided with shelter from the weather. Eaves, awnings and/ or colonnades shall be provided at primary entrances to buildings. Awnings shall project 2.0m from the building and have a minimum of 2.75m clearance to the ground level.
- 3.8 Development over the sewer easement shall be limited to a concrete pad, asphalt or paving to permit access to the underground sewer pipeline. Buildings over the easement shall not be permitted.

4. Earthwork Design Levels

- 4.1 Development shall have regard for the indicative finished floor levels as depicted on the DAP. These may be varied at the City's discretion having regard for the extent that:
- 4.1.1 The site can accommodate their intended use;
 - 4.1.2 Finished ground levels at the boundaries of the lots match or otherwise coordinate with the existing and/ or proposed finished ground levels of the abutting land; and
 - 4.1.3 The development demonstrates consistency with the endorsed Urban Water Management Plan for stormwater drainage.

5. Other Requirements

- 5.1 A Photographic Archival Record has been prepared for each of the Municipal Heritage Listed Properties located within the Drovers Place Central Precinct. A proponent shall have regard to the recommendations contained within these archival records prior to submitting a demolition licence for the building/s and reuse material from these properties where practical.
- 5.2 In submitting a development application within the Drovers Place Central Precinct, proponents are to include a plan which demonstrates the location of the proposed building/s in relation to the nominated building envelope as shown on the DAP.
- 5.3 Retaining wall height at the common boundary to Yellagonga Regional Park shall not exceed 1.0m measured from NGL.

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

DETAILED AREA PLAN DROVERS PLACE CENTRAL PRECINCT, WANNEROO

Date: 4th July, 2013 Designer: MD
Scale: NTS @ A3 Drawn: PR
Drawing No. 713-130 DAP2A 040713.dwg



TOWN PLANNING
AND URBAN DESIGN

Level 7, 162 St Georges Terrace Perth Western Australia 6000 PO Box 7375 Cloisters Square Perth Western Australia 6150 Telephone +61 08 9299 8300 Facsimile +61 08 9221 4766 The Planning Group WA Pty Ltd ABN 36 007 273 222 www.tpg.com.au