

1. PROVISIONS

- 1.1. The provisions addressed below relate to Lots 1-25 Counter Way, Alkimos
- 1.2. This DAP replaces the need to obtain planning approval for the development of a single house.
- 1.3. The City of Wanneroo District Planning Scheme Number 2, and Residential Design Codes (August 2013) shall apply unless otherwise provided for below.
- 1.4. Table 2C of the North Alkimos Agreed Structure Plan No.73 - Variations to Acceptable Development requirements of the R- Codes for R40 Single Lots (excludes lots with duplex potential) shall apply, and do not require consultation with adjoining landowners.
- 1.5. The following standard represents a variation to the R-Codes and operates as an acceptable development requirement:

R-Coding	R40
Minimum Open Space	30%

2. GENERAL PROVISIONS

- 2.1. Fencing adjacent to Recreation Reserve No.850 and the secondary streets shall be visually permeable above 1.2m from natural ground level
- 2.2. All garages shall have rear access (except for Lot 25)
- 2.3. Designated garage locations are recommended only

3. QUIET HOUSE DESIGN REQUIREMENTS

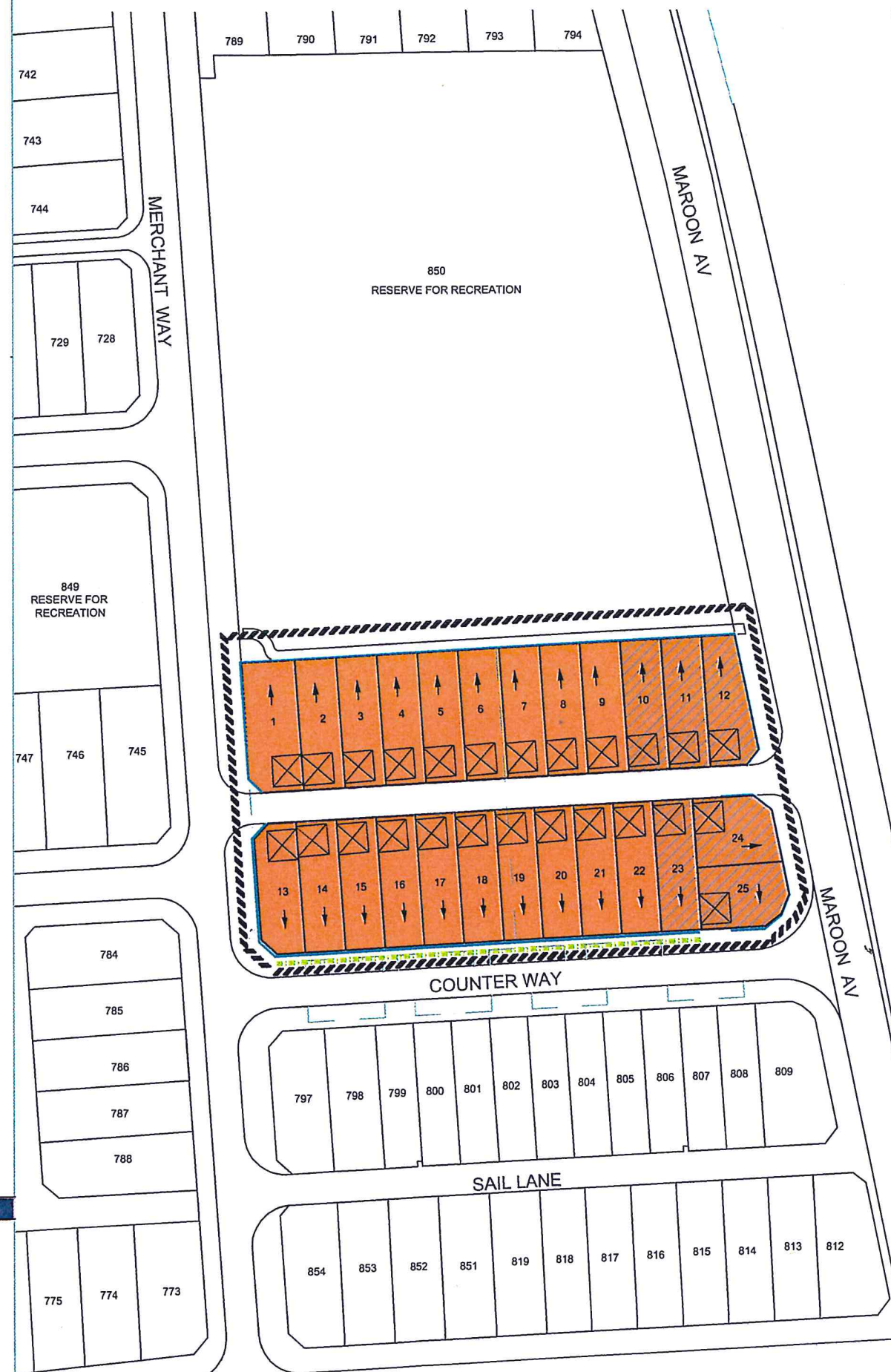
- 3.1. Package A is required for Lots 10-12 and Lots 23-25 as defined by the Herring Storer Acoustic Report dated August 2013.
- 3.2. Details of the Quiet House design Package are included in Attachment 1.

SIGNATURE PANEL

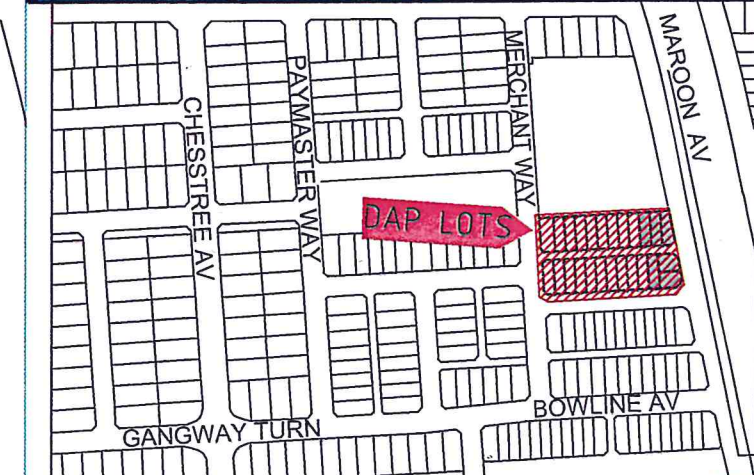
THE DETAILED AREA PLAN HAS BEEN CERTIFIED BY AN OFFICER AUTHORISED BY COUNCIL PURSUANT TO CLAUSE 9.14.3 (D) OF DISTRICT PLANNING SCHEME NO. 2

[Signature]
MANAGER, PLANNING IMPLEMENTATION
CITY OF WANNEROO

DATE: 11.4.14



LOCATION PLAN



DETAILED AREA PLAN

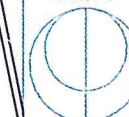
Lots 1-25 Counter Way, North Alkimos
Precinct 3 - Eastern: Agreed Structure Plan No.73

SEACREST
HOMES

LEGEND

- /// DETAILED AREA PLAN
- LOTS SUBJECT TO R40
- QUIET NOISE HOUSE : PACKAGE 'A' REQUIREMENTS
- NO VEHICLE ACCESS PERMITTED
- NO FENCING
- PRIMARY DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION*

NORTH



0 10 20 30 40 50
1:1000

COMPILED:	FERRARO	DRAWN BY:	URBANISE WA
DATE:	16/11/12	REVISED:	Rev E - 02/04/2014
GRID:	PCG 94	DATUM:	AHD
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fpdc
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5. REQUIRED CONSTRUCTION

The resultant noise level received at the residence, indicate that Package A type "Quiet House" design is required for the some of the residence. The basic requirements for Package A "Quiet House" design are as outlined below. The residence requiring "Quiet House" design are as outlined in Figure B1 in Appendix B. Additional, to the requirements outlined below, an analysis of glazing was also undertaken for the various units and the required glazing to achieve compliance with the Policy are also indicated on Figure B1 in Appendix B.

- Double brick or brick / weatherboard construction.
- Eaves to be enclosed using 6mm thick compressed cement sheeting or equivalent.
- Roofs to be colourbond (or equivalent) with a minimum of 100mm insulation within the roof space, with ceilings to be one layer of 10mm plasterboard.
- Front doors to be 35mm solid core doors with seals.
- Sliding doors to have acoustic seals.

With the inclusion of the above "Quiet House" design, noise received at the residence located at Lots 795 and 796 Counter Way, Alkimos would be deemed to comply with the requirements of State Planning Policy 5.4.

