

Please note: For Multiple Dwelling developments (apartments), provisions 3, 5, 6, 7, 9, 10 and 12 of this DAP are superseded by the R-Codes (Volume 2) to the extent of any inconsistencies.

#### DETAILED AREA PLAN PROVISIONS

- The requirements of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes (R-Codes) apply unless otherwise provided for below.
- Standards that are applicable to dwellings are deemed to meet the relevant design principles of the R-Codes and do not require consultation with adjoining landowners.
- Compliance with this Detailed Area Plan (DAP) does not remove the need for Planning Approval.

#### DESIGN REQUIREMENTS

**1.0 Density**  
R Coding R160

**2.0 Setbacks**  
2.1 Specific street setback requirements apply as detailed below, no averaging is permitted to minimum setback requirements below.

LOCATION:		SETBACK:		Requirements
Building Level	Street Applicable	Minimum	Maximum	
Basement:	All Streets:	Nil	N/A	
Street level and level 1:	Shorehaven Boulevard (mandatory non-residential land use):	Nil	Nil	Alternative setbacks may be considered when the setback area promotes pedestrian activity and a robust and adaptable built form.
	Shorehaven Boulevard:	Nil	6.0m	Permitted for extent indicated on DAP
	Zodiac Drive:	Nil	N/A <sup>1</sup>	Non-residential only
		2.0m	N/A <sup>1</sup>	Residential only
	Commander Drive:	Nil	N/A <sup>1</sup>	Non-residential only
		2.0m	N/A <sup>1</sup>	Residential only
	Portside Promenade:	Nil	6.0m	Permitted for extent indicated on DAP
	Public Laneway 1	Nil	N/A	
	Primary Thoroughfare:	Nil	N/A	
	Pathway 1, 2, 3 & 4:	Nil	N/A	
Level 2 and above	Shorehaven Boulevard:	3.0m	N/A	South of Shorehaven Boulevard <sup>2</sup>
		6.0m	N/A	For extent indicated on DAP <sup>2</sup>
		Nil	N/A	Permitted elsewhere
	Zodiac Drive:	2.0m	N/A	Residential only
	Commander Drive:	2.0m	N/A	Residential only
	Portside Promenade:	3.0m	N/A	For extent indicated on DAP <sup>2</sup>
	Public Laneway 1	Nil	N/A	
	Primary Thoroughfare:	Nil	N/A	
	Pathway 1, 2, 3 & 4:	Nil	N/A	Upper levels may build over these access ways.
	All levels - side setbacks to adjoining sites:	N/A	Nil	Height considerations of DAP Section 4.0

#### FOOTNOTES:

- <sup>1</sup> In these locations a portion of the building must be located no greater than 6.0m maximum setback from applicable street.
- <sup>2</sup> Setback measured from face wall of building at street level (not including verandahs or awnings), unless alternative wind mitigation methods are met.

#### 3.0 Street Edge Integration

- 3.1 Every street elevation (excluding laneways) shall be considered as a primary frontage and buildings designed as such.
- 3.2 Development shall present a contiguous built frontage to the Main Street, except where primary thoroughfare and pedestrian linkages are detailed on the DAP.
- 3.3 The Activated Building Frontage depicted on the DAP (and not including Main Street) does not require that all built frontage is required to be contiguous to surrounding streets.

#### 4.0 Building Height

- 4.1 A minimum building facade height (building or parapet) of 5m is required for the extent of Shorehaven Boulevard.
- 4.2 A maximum building height of 18m applies where specified on the DAP, unless alternative methods of mitigating overshadowing are achieved.
- 4.3 A maximum building height of 30m (8 storeys) applies to the remaining extent of the Shorehaven Coastal Village Centre DAP.
- 4.4 The maximum building height measured to the top of level 1 from the street lot boundary is 10.0m. This height is measured to the base of level 2 floor structure.
- 4.5 The maximum building height excludes building plant, lift overruns, and feature architectural elements. These elements shall not be visible from the adjacent street.
- 4.6 Non habitable architectural elements associated with the activation of building roof tops (such as roof terraces, shading devices, balustrades, poolside gazebos) shall be limited to a maximum height of 3.5m and shall not be visible from the adjacent street. These elements are excluded from the maximum building height calculation.

#### 5.0 Built Form

- 5.1 Development shall:
- Articulate all building facade elevations adjacent to primary pedestrian routes or streets through detailing, design and materials appropriate to the point(s) of view from which they are visible;
  - All building walls that are adjacent to primary pedestrian linkages or streets shall contain openings and/or glazed areas and shall not be blank;
  - Where dwelling(s) exist on an adjoining property, the building must not overshadow more than 50% of the total outdoor living area on the adjoining property at midday, 21 June;
  - Where criteria c) (above) is achieved, there is no requirement for a proposed development to consider the extent of its shadow cast over any adjoining property site area.
- 5.2 For Shorehaven Boulevard, the primary building entrance shall be located from this street frontage.
- 5.3 Development abutting Portside Promenade shall be robust and adaptable, capable of facilitating intensification and change of use over time.

#### 6.0 Parking

- 6.1 Extensive areas of permanent car parking are to be located largely at the rear of buildings, away from public view or screened;
- 6.2 For the extent of the DAP, the City of Wanneroo car parking standards specified under the Scheme for non-residential development are varied to a minimum rate of 5.0 bays per 100m<sup>2</sup> NLA, where:
- Car parking access and management allows for reciprocal use for non-residential landuses;
  - Shared parking and management arrangements (reciprocity) apply separately to development on the Village Centre area north of Shorehaven Boulevard and to the Village Centre area south of Shorehaven Boulevard;
  - On street car parking can be included in car parking provision for non-residential development.

#### 7.0 Outdoor Living Area

- 7.1 Each dwelling with a gross floor area greater than 75m<sup>2</sup> shall be provided private open space in the form of a balcony or equivalent outdoor living area with a minimum area of 8m<sup>2</sup>. The area shall be capable of use in conjunction with a habitable room of each dwelling and if possible located to address the street frontage.

#### 8.0 Vehicular Access

- 8.1 With the exception of Shorehaven Boulevard (mandatory non-residential land use area), alternative and/or ancillary Vehicle access/egress points to those denoted may be permitted.

#### 9.0 Servicing

- 9.1 Service areas shall be located away from public view or suitably screened to improve amenity of adjacent public spaces and development.
- 9.2 North of Shorehaven Boulevard: Primary service access is to be from Public Laneway 1.
- 9.3 South of Shorehaven Boulevard: Primary service access shall be from Zodiac Drive.

#### PUBLIC REALM ELEMENTS

##### 10.0 Public Space Quality

- 10.1 Development applications shall address items such as uniform street furniture, signage, public art, and lighting to contribute to the quality of the public space amenity.
- 10.2 Car parking areas and access ways shall be detailed with landscaping along pedestrian routes.

##### 11.0 Pedestrian Shelter (Awnings and Canopies)

- 11.1 Pedestrian shelter shall be provided where indicated on the DAP diagram, unless alternative weather protection or wind mitigation methods are implemented.
- 11.2 Awnings and canopies must extend across the pedestrian pavement at a minimum height of 3.0m and a minimum width of 2.0m or to a minimum of 500mm from the kerb, subject to detailed design regarding street lighting, vehicle access and landscaping requirements.

##### 12.0 Surveillance of the Street

- 12.1 For dwellings oriented to the street, ensure at least one living space per dwelling is located to overlook the street[s] in the form of a habitable room or balcony.
- 12.2 The primary entry to a building's upper floor shall be accessible and located to address the street or pathway.
- 12.3 Ground floor residences must have an entry located to the street or pathway.

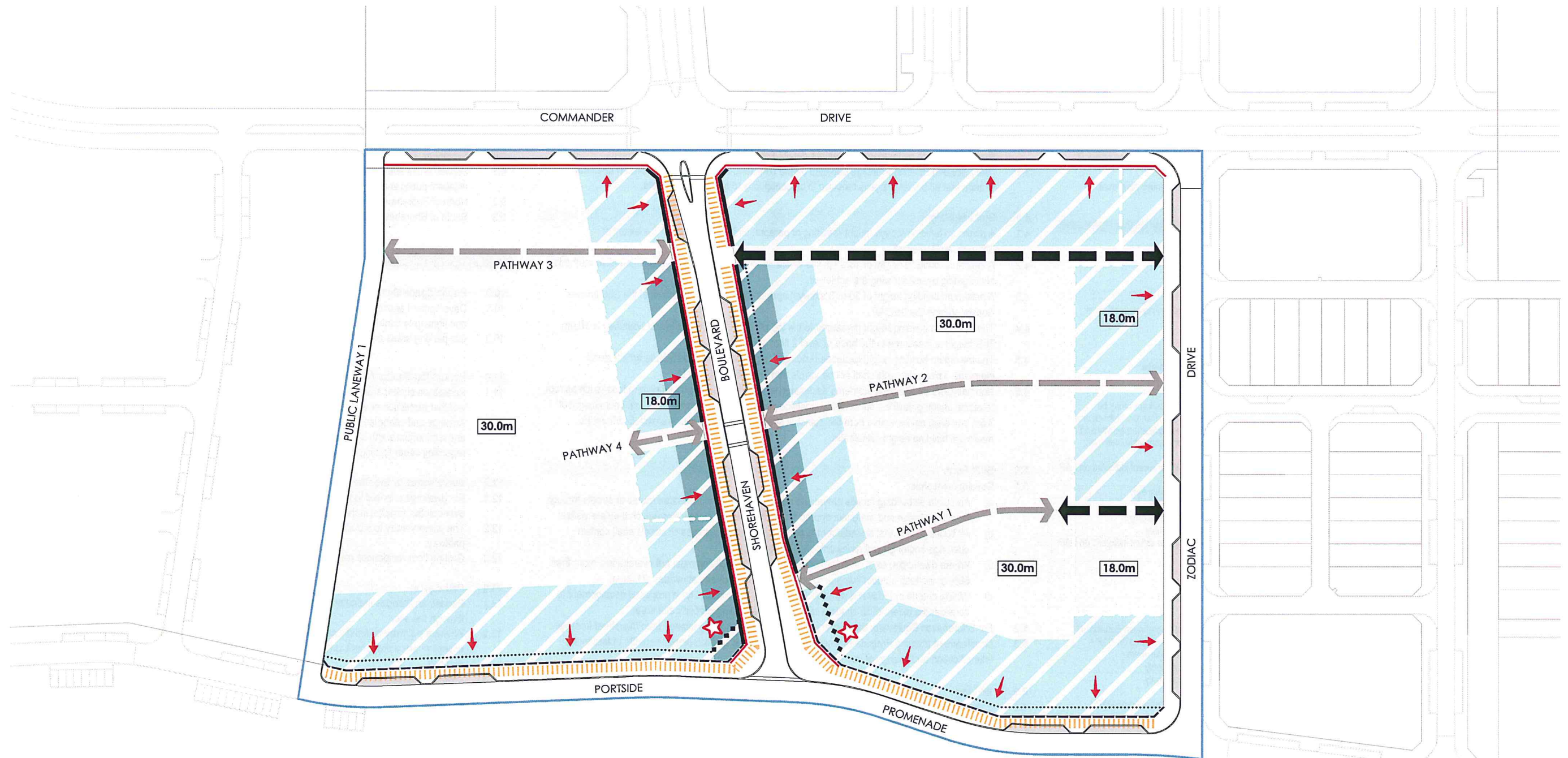
##### 13.0 Pathway(s)

- 13.1 Pedestrian linkages indicated on the DAP are to be located at ground level to provide connectivity through the site.
- 13.2 Where a pathway is directly abutted by building development, it shall be a minimum width of 6.0m, except where a proponent can justify a reduction in width will provide a beneficial public space outcome.
- 13.3 Where a pathway is not abutted by building walls on both sides, the pathway width may reduce to 3.0m.
- 13.4 Pathways can be integrated into building designs with development permitted to extend over the thoroughfare.
- 13.5 All buildings with a shared boundary to a pathway shall be designed to overlook this space and provide surveillance.

##### 14.0 Landmark Feature

- 14.1 Where indicated on the DAP, landmark buildings shall emphasise these key corner locations. Development shall incorporate architectural features to add to the scale, height and presence of the development. These features include changes in material, detailing of the elevation plane (facade articulation), cladding and glazing.





#### Legend

##### Building Zones

- Activated Building Frontage (indicative areas)
- Mandatory Non Residential Land Use at street level only (Dwellings are not permitted at the ground level in this zone - Activated Building Frontage applies)
- Maximum Building Height Extent
- Developable Area (subject to detailed design outcomes)
- Landmark Feature
- Development Addressing Streetscape

##### Setbacks

- Street Level and Level 1**
  - Mandatory Nil building setback required
  - Minimum Nil / Maximum 6.0m building setback
- Level 2 and Above**
  - 3m minimum building setback required from face of building (at street level)
  - 6m minimum building setback required from face of building (at street level)

##### Movement

- Primary Thoroughfare (Primary linkages for vehicles and pedestrian connectivity-indicative location and subject to detail design and traffic study)
- Primary Pedestrian Linkages (Indicative location only and subject to detailed design)
- Mandatory Pedestrian Shelter (Subject to detailed design)
- On-Street Parking Provision (Indicative location only and subject to detailed design)

##### Movement (continued)

- No Vehicle Access Permitted
- Note: All movement elements detailed on this DAP are indicative locations only and subject to detailed design outcomes
- Extent of Detailed Area Plan

#### Endorsement Table

This Detailed Area Plan has been certified by Council under clause 9.14.3(d) of District Planning Scheme No.2

Manager, Planning Implementation  
City of Wanneroo

Date 2 January 2014

**shorehaven**  
ALKIMOS

**SHOREHAVEN COASTAL VILLAGE  
DETAILED AREA PLAN (Sheet 1 of 2)**  
Shorehaven, Alkimos  
A Peet Alkimos Pty Ltd Project

**PEET**

Scale: 1:2000  
Date: 07/08/11  
Author: JTB  
Checked: JTB  
Drawn: JTB  
Project: NM

**Taylor Burrell Barnett** Town Planning and Design  
187 Roberts Road Subiaco Western Australia 6008  
p: (08) 9382 2211 f: (08) 9382 4586  
e: admin@tbbplanning.com.au