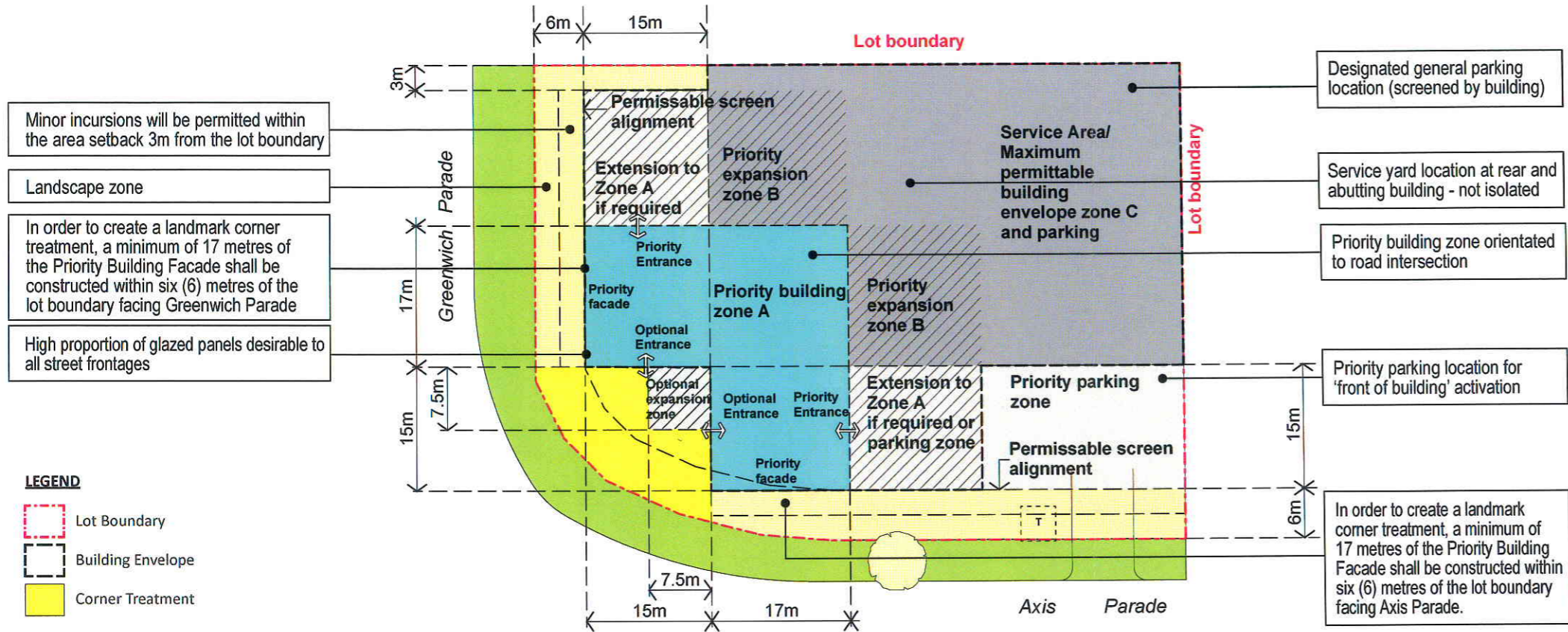


LOT 1086 GREENWICH PARADE, MERIDIAN PARK DETAILED AREA PLAN No.2 - AGREED STRUCTURE PLAN No.17

SCHEME VARIATIONS & DESIGN REQUIREMENTS



Detailed Area Plan No. 2 details lot specific guidelines for Lot 1086 Greenwich Parade and shall be read in conjunction with Meridian Park Design Guidelines, outlining performance standards, environmental sensitive design initiatives and general guidelines.

Development of Lot 1086 Greenwich Parade shall be in accordance with all relevant provisions of the *City of Wanneroo District Planning Scheme No. 2* and subordinate local planning policies, *Agreed Structure Plan No. 17*, and the *Meridian Park Design Requirements and Guidelines*, except where varied by this Detailed Area Plan.

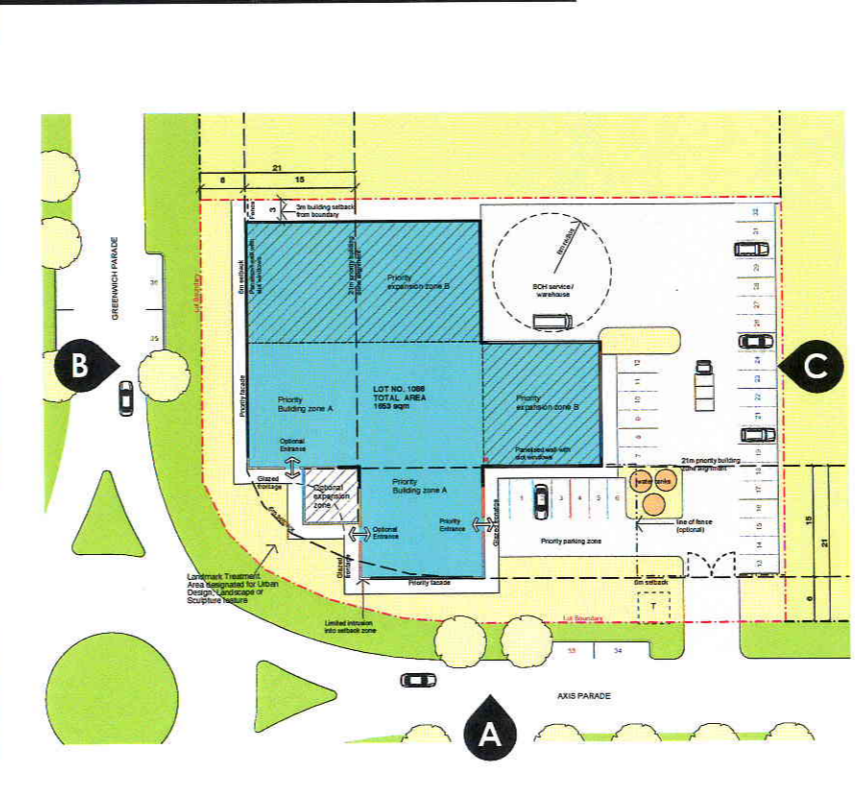
DESIGN REQUIREMENTS

- All construction (excluding minor elements such as architectural features and building fittings) shall be located within the building envelope depicted on the Detailed Area Plan (DAP).
- The building shall address both the Primary Street and the Secondary Street elevations through design, materials and major opening(s). The secondary street elevation shall feature a suitable level of design detail, including glazing, in a manner consistent with the primary elevation. Primary Street Facades (refer to DAP plans) shall be activated by the inclusion of large windows and prominent entrances, thereby visually engaging the streetscape and avoiding blank featureless facades.
- A corner treatment is to be provided to the building in the form of building design, landscaping, or sculpture. The intent of the corner treatment is to provide landmark elements and prominence to key locations in Meridian Park. The corner treatment is to be provided by and maintained by the developer of Lot 1086. Glazed building corners and flanking walls shall provide architectural prominence to corner locations (as indicated on the DAP).
- Minor incursions will be permitted within the area setback 3m from the lot boundary and may be developed with blade walls, awnings, solar shading devices, architectural features etc.
- Building development on the site shall be initially located within the Priority Building Zone A. Following full development of this zone, expansion will progress in the order nominated on the DAP. A 17m frontage to Axis Parade and a 17m frontage to Greenwich Parade shall be provided within the Priority Building zone.
- Parking, access and service areas shall be located as depicted on the DAP so as to encourage screening, and prominence of the building to the landmark intersection. Buildings adjacent to Priority Parking Areas shall have entrances in prominent locations close to street facades.

INDICATIVE ELEVATIONS



INDICATIVE BUILDING FOOTPRINT



Finished ground floor levels shall be within 0.5m of the finished design surface of the lot. No brick build-up or additional fill will be permitted for building construction.

No solid fencing is permitted within the primary or secondary street setbacks except where designated as for screening. The building facade shall provide the majority of site perimeter edge, with visually permeable fencing/gates providing remaining security.

Security fencing is discouraged facing a street frontage, however where necessary, it shall be constructed along the building setback line or, where incorporated into the building design, may be setback 3m from lot boundary (within the minor incursion zone). Security fencing is permitted along side and rear boundaries behind the street setback.

The *Meridian Park Design Requirements and Guidelines* establish the minimum standards for all boundary fencing.

The building facade of the building within Priority Building Zone A shall be a minimum height of 12 metres.

SCHEME VARIATIONS

The District Planning Scheme is varied in accordance with Agreed Structure Plan No. 17.

COMPLIANCE

Applications made to the City for planning approval for Lot 1086 Greenwich Parade, must be accompanied by an endorsement of Landcorp via its appointed Estate Manager.

[Signature] 12 August 2011
 Manager Planning Implementation Date