

DETAILED AREA PLAN R CODE VARIATIONS

The provisions addressed below and on the adjacent plan relates to lots approved by WAPC reference 247-11 Chipping Crescent, Butler.

The following standards represent variations to the Residential Design Codes, and constitute acceptable development requirements pursuant to the Residential Design Codes. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Residential Design Codes would apply.

GENERAL PROVISIONS	
R-Coding	R40

SETBACK PROVISIONS			
	Minimum	Maximum	Average
Building - Street/POS*	2.0m**	6.0m	-
Building (excluding garage/carport) - Common Property**	0.5m	-	-
Garage/Carport - Common Property	1.5m	-	-

NOTES:

* A minimum setback of 1.5m applies where a side boundary abuts a secondary street that is a public road.

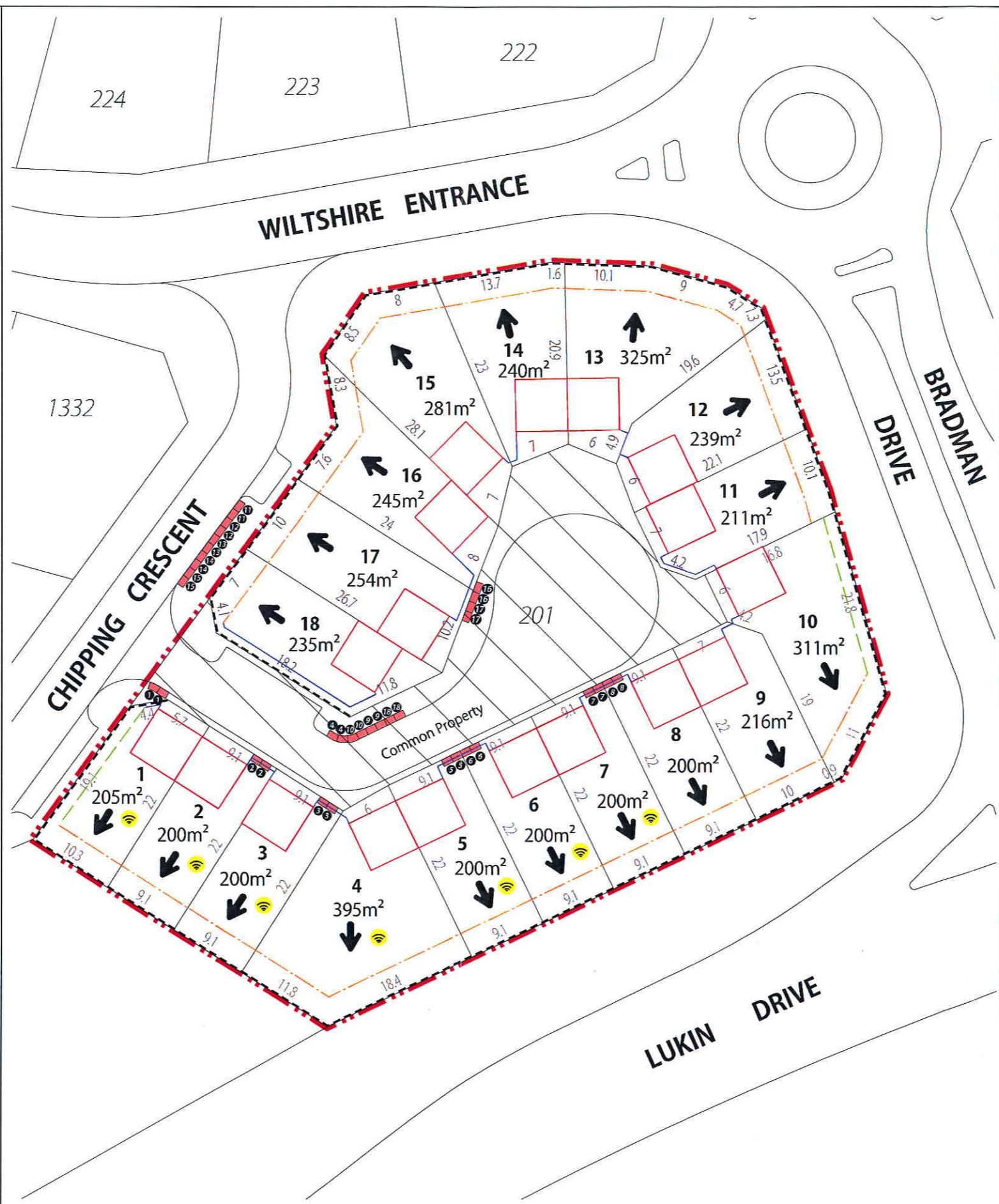
** The City may consider a setback of less than 2.0m, for porch/verandah/balcony, having regard to the relevant performance criteria of the Residential Design Codes.

*** In the case of Lot 18, all buildings shall be setback at least 1.0m from the SW side boundary (where it abuts the common property).

NOISE ATTENUATION PROVISIONS (Lots 1 - 7 Upper Floors only)

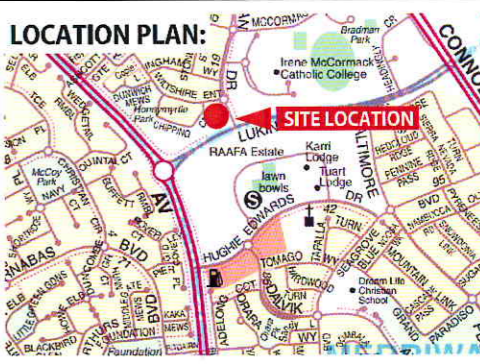
Area type	Orientation	Noise Control Measures
Indoors		
Bedroom	Facing roaci corridor	6mm (minimum) laminated glazing Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning
	Side-on to corridor	6mm (minimum) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Living and work areas	Facing corridor	6mm (min) laminated glazing Fixed, casement or awning windows with seals 35mm (min) solid core external doors with acoustic seals Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air-conditioning
	Side-on to corridor	6mm (min) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements
Outdoors		
Outdoor living areas	Facing corridor	Minimum 2.0m high solid fence (e.g. Hardifence, pinelap, or Colorbond)
	Side-on to corridor	Picket fences are not acceptable
	Away from corridor	No requirements

- Vehicle Access**
Identified on the DAP are recommended garage locations. An alternative garage location may be approved by the City, ensuring the alternative garage location is to the satisfaction of the Manager of Planning Implementation.
- Dwelling Orientation**
At least one major opening having an unobstructed view of the street/POS.
- Outdoor Living Areas**
Outdoor living areas shall be located on the northern or eastern boundary of the lot.
- Buildings to Side Boundaries**
Walls may be built up to two side boundaries, excluding any street, common property or POS boundary.
- Bin Pad Locations**
Bin pads shall be constructed for lots 1 - 18.



LEGEND:

- DAP BOUNDARY
- RECOMMENDED GARAGE LOCATIONS
- ↑ FRONT DWELLING ORIENTATION
- ⊙ NOISE ATTENUATION PROVISIONS
-
 NO VEHICLE ACCESS
-
 STREET / POS SETBACK
-
 SECONDARY STREET SETBACK
-
 COMMON PROPERTY SETBACK
- SUGGESTED BIN PAD LOCATION (0.8m X 1.2m)
- Ⓣ BIN PAD LOT NUMBER REFERENCE



DETAILED AREA PLAN

Lot 201 Chipping Crescent
BUTLER

for:

SIGNATURE PANEL:

The Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2:

Manager, Planning Implementation,

City of Wanneroo: _____

Date: 15/1/23

NORTH

Scale 1: 500 @ A3

0 5 10 15 20 25 metres

28 Brown St, East Perth WA 6004
PO BOX 6697 EAST PERTH 6892
T (08) 9268 7900
F (08) 9268 7999
E dps@dpswa.com.au