PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

This DAP replaces the need to obtain a planning approval on single residential lots. Any variations to the acceptable development standards (as outlined in this DAP or relevant R-Codes) are discouraged, however if justified, can be considered through the lodgement of a Codes Variation, submitted to the City of Wanneroo.

Min 2.0m (incl veranda) Max 5.0m (incl veranda)

Secondary Street
Min 1.5m setback secondary street (corner lot)

South-east Side Setback

Nil setback ground floor allowed along boundary Upper storey setback min 1.5m

North-west Side Setback Min 1.5m setback ground floor

Min 1.5m setback upper floor

Laneway Setback

Min setback 0.5m (incl eaves)
Note: a minimum of 0.5 metres setback (with no eave overhang) to enable a bin collection bay to be provided partly within the lot (i.e. 0.5 metre on the lot and 0.5 metres within the rear laneway)

Location
Garage must be accessed from laneway Garages should generally be located in the suggested

position.
Alternate garage locations may be considered along the north-west side boundary subject to a maximum boundary wall length of 9.0 metres. All other walls along the northern boundary shall be set back 1.5 metres.

| Roof Height | 9.5m max total height from natural ground level (NGL)

Open Space

Site Coverage

Min open space 40% of site. May include areas bounded on three sides by a building.

Outdoor Living Areas Should have northerly aspect Min dimensions 4m x 6m Outdoor living areas may have permanent roof cover

over up to 75% of the required area

Building Height

Pitch Gable Roofs - Min 24 degrees

Hip Roofs - Min 24 degrees Skillion Roofs - Min 10 degrees

Double Storey
All buildings subject to this DAP must be 2 storeys.

Min pitch standards apply to roofs visible from the street

Maximum Wall Height Top of external wall (roof above) - 6.5m Top of external wall (concealed roof) - 7.5m Top of high side of skillion - 8.5m

Porches / Verandas

Porches / verandas must be at least 1.5m deep

Fencing Front fencing is limited to 1.2m high

Precinct 1 * subject to further Precinct 2 Precinct 3

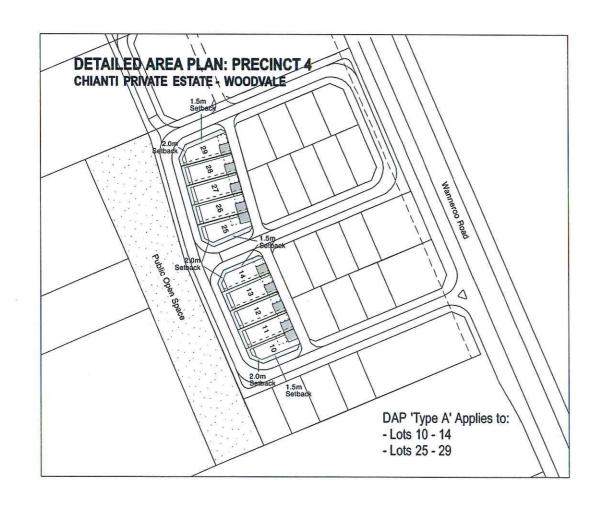
LOCATION PLAN CHIANTI PRIVATE ESTATE - WOODVALE

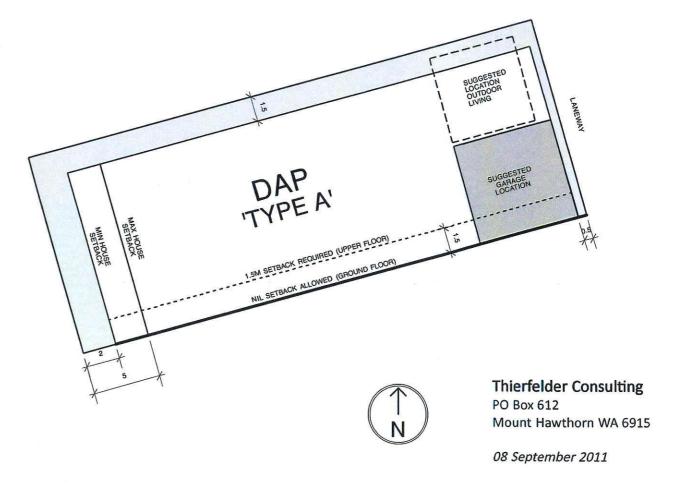
DETAILED AREA PLAN TYPE A

PRECINCT 4

CHIANTI PRIVATE ESTATE - WOODVALE







PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes).

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Front Min 4.0m (incl veranda)

South-west Side Setback Nil setback ground floor allowed along boundary Upper storey setback min 1.5m

North-east Side Setback Min 1.5m ground floor setback Min 1.5m upper floor setback

Rear Setback Min 1.5m setback

Garage

Front Setback

Min 4.5 m setback from the street and at least 0.5 m

behind primary building façade.
The primary building façade may include porches and verandas providing they are of a significant and functional scale and be at least 3.0 metres wide (1.5 m deep).

Secondary Street Garage Setback Min. 2.0m setback

Garages should generally be positioned in the suggested location.

Alternate garage locations may be considered along the north-east boundary subject to a maximum boundary wall length of 9.0 metres. All other walls along the northern boundary shall be set back 1.5

Garage Door
Max 50% of block frontage (single storey)
Max 60% of block frontage (single storey where garage
is set back at least 1m from primary facade) Max 60% of block frontage (double storey) No side by side three car garages allowed

Open Space Site Coverage

Min open space 40% of site. May include areas bounded on three sides by a building.

Outdoor Living Areas Should have northerly aspect Min dimension 4m x 6m Outdoor living areas may have permanent roof cover over up to 75% of the required area

Gable Roofs - Min 24 degrees Hip Roofs - Min 24 degrees Skillion Roofs - Min 10 degrees

Min pitch standards apply to roofs visible from the street

9.5m max total height from natural ground level (NGL)

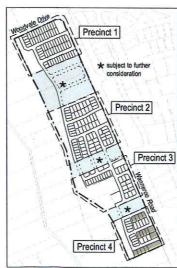
Building Height
Maximum Wall Height
Top of external wall (roof above) - 6.5m
Top of external wall (concealed roof) - 7.5m

Top of high side of skillion - 8.5m

Porches / Verandas Porches / verandas must be at least 1.5m deep



DETAILED AREA PLAN: PRECINCT CHIANTI PRIVATE ESTATE WOODVALE 19 (GH) * GH = Grouped Housing Separate 'Application for Approval to Commence Development' will need to be lodged with the City of Wanneroo X - no direct vehicle access onto Wanneroo Road is permitted from Lots 114 or 134. * - subject to noise attenuation DAP 'Type B' Applies to: measures as outlined in the - Lots 1 - 6 applicable acoustic report (available from the City of - Lots 15 - 19 Wanneroo). - Lots 30 - 33

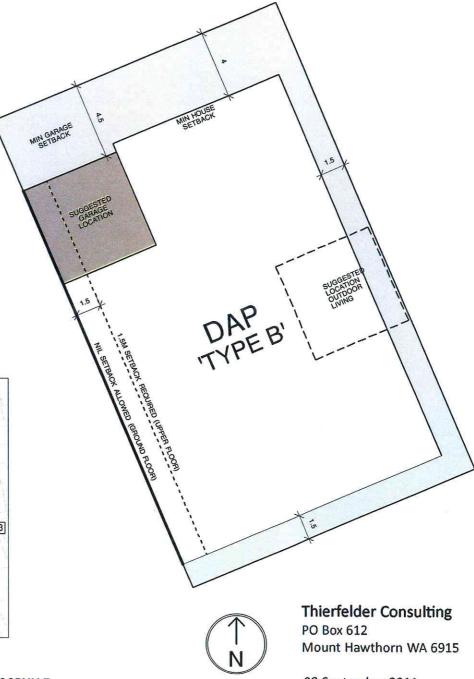


LOCATION PLAN CHIANTI PRIVATE ESTATE - WOODVALE

DETAILED AREA PLAN TYPE B

PRECINCT 4

CHIANTI PRIVATE ESTATE - WOODVALE



08 September 2011

PROVISIONS The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

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Front Min 4.0m (incl veranda)

South-west Side Setback Nil setback ground floor allowed along boundary Upper storey setback min 1.5m

North-east Side Setback Min 1.5m ground floor setback Min 1.5m upper floor setback

Rear Setback Min 2.0m 'solar' setback

Garage Front Setback

Min 4.5 m setback from the street and at least 0.5 m behind primary building façade.

The primary building façade may include porches and verandas providing they are of a significant and functional scale and be at least 3.0 metres wide (1.5 m deep).

Secondary Street Garage Setback Min. 2.0m setback

<u>Location</u>
Garages should generally be positioned in the suggested location. Alternate garage locations may be considered along the north-east boundary subject to a maximum boundary wall length of 9.0 metres. All other walls along the northern boundary shall be

Garage Door

Max 50% of block frontage (single storey)
Max 60% of block frontage (single storey where
garage is set back at least 1m from primary
facade)
Max 60% of block frontage (double storey)

No side by side three car garages allowed

Site Coverage Min open space 40% of site. May include areas bounded on three sides by a building.

Outdoor Living Areas Should have northerly aspect Min dimension 4m x 6m Outdoor living areas may have permanent roof cover over up to 75% of the required area

Roof

Pitch
Gable Roofs - Min 24 degrees Hip Roofs - Min 24 degrees Skillion Roofs - Min 10 degrees Min pitch standards apply to roofs visible from the street

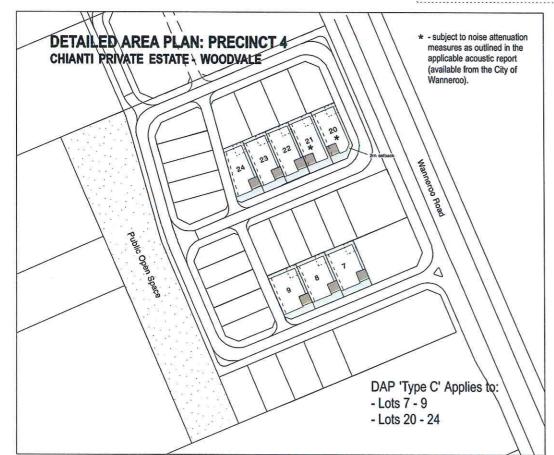
Roof Height
9.5m max total height from natural ground level (NGL)

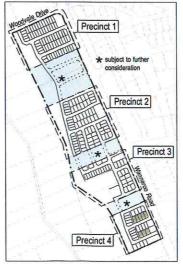
Bullding Height Maximum Wall Height Top of external wall (roof above) - 6.5m Top of external wall (concealed roof) - 7.5m Top of high side of skillion - 8.5m

Porches / Verandas

Porches / verandas must be at least 1.5m deep







LOCATION PLAN CHIANTI PRIVATE ESTATE - WOODVALE

DETAILED AREA PLAN TYPE C

PRECINCT 4

CHIANTI PRIVATE ESTATE - WOODVALE



08 September 2011