








LEGEND

-  DAP Boundary
-  1.5m Second Storey Setback
-  Designated Garage Location
-  Building Envelope
-  No Vehicle Access strip and provision of uniform fencing by the subdivider
-  Lots subject to Quiet House Design Requirements
-  Zero Lot Line

PROVISIONS

The provisions addressed below relate to Phase 4 - Santorini North Precinct *Trinity Marmion Avenue, Alkimos*

Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

This DAP replaces the need to obtain Planning Approval for the development of a single house.

R-CODES VARIATIONS

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

R-Coding	R40
Minimum Open Space	30% (i)
Building Setbacks	Minimum
Primary Street (Santorini Promenade)	4.0m
Primary Streets (Chesham Rise)	2.5m
Side	Refer Provisions Below (ii)
Laneway (dwelling / garages)	1.0m
Second storey	1.5m min. where depicted on plan

GENERAL PROVISIONS

- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Side Setbacks:
Zero lot line is permitted to entire length of both side boundaries (excluding secondary street boundaries) to a maximum height of 3.5m behind the Primary Street setback.
- (iii) Balconies, porticos and verandahs (subject to the Building Code of Australia and engineering constraints) may project not more than one metre into the front setback area.

QUIET HOUSE DESIGN REQUIREMENTS

Facade Protection (Quiet house design measures) are not required for any dwellings at the ground floor level. Package B is required at upper floors for Lots 1097 & 1117 as defined in the Lloyd George Acoustic Report dated 5 August 2013.

Details of the Quiet House Design Packages are included in Attachment 1.

0 50m
Scale 1:1500 @ A4



NOTE:

1. Pavements and footpaths shown diagrammatically only
2. Lot numbers will change pending preparation of Deposited Plan

LOCATION PLAN



BUILDING SETBACK TO OTHER PRIMARY STREET 2.5m MINIMUM

DAY CARE CENTRE 1107 SUBJECT TO SEPARATE DAP

GARAGE SETBACK TO LANEWAY 1.0m MINIMUM

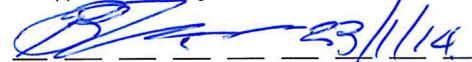
ZERO LOT LINE WHERE DEPICTED REFER TO NOTE (ii)

1.5m SECOND STOREY SETBACK

BUILDING SETBACK TO SANTORINI PROMENADE 4.0m MINIMUM

ENDORSEMENT

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

 23/1/14
Manager Planning Implementation - City of Wanneroo Date

DETAILED AREA PLAN 38
SANTORINI NORTH PRECINCT - PHASE 4
LOT 9004 MARMION AVENUE, ALKIMOS
TRINITY ESTATE




GRAY & LEWIS
LAND USE PLANNERS
Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1722
F (08) 9474 1172
perth@graylewis.com.au

ATTACHMENT 1 - BUILDING FACADE TREATMENTS (QUIET HOUSE DESIGN REQUIREMENTS)

PROVISIONS AS PER LLOYD GEORGE TRANSPORTATION NOISE ASSESSMENT

Package A: House Facade In Areas Where Noise Levels Exceed The Noise 'Target' But Are Within The 'Margin'

Area Type	Orientation	Indoors	Noise Control Measures
Bedrooms	Facing road / rail corridor	60mm (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 ¹
		Closed eaves	
	Side-on to corridor	60mm (minimum) laminated glazing	Mechanical ventilation / air-conditioning ¹ No requirements
		Away from corridor	
Living and work areas ²	Facing corridor	60mm (minimum) laminated glazing	Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals ³ Sliding doors must be filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
		Closed eaves	
	Side-on to corridor	60mm (minimum) laminated glazing	Mechanical ventilation / air-conditioning ¹ No requirements
		Away from corridor	
Other indoor areas	Any	No requirements	
Outdoors			
Outdoor living area		See Note 4 below	

Package B: Noise within 3dB above the 'limit'
The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where transport noise levels exceed the noise 'limit' but by no more than 3dB (See Table 1 in the Policy)

Area Type	Orientation	Indoors	Noise Control Measures
Bedrooms	Facing road / rail corridor	10mm (minimum) laminated glazing	Fixed, casement or awning windows with seals ³ No external doors Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
		Closed eaves	
	Side-on to corridor	10mm (minimum) laminated glazing	Mechanical ventilation / air-conditioning ¹ No requirements
		Away from corridor	
Living and work areas ²	Facing corridor	10mm (minimum) laminated glazing	Fixed, casement or awning windows with seals 40mm solid core external doors with acoustic seals ³ Sliding doors must be filled with acoustic seals Closed eaves No vents to outside walls / eaves Mechanical ventilation / air-conditioning ¹
		Closed eaves	
	Side-on to corridor	60mm (minimum) laminated glazing	Mechanical ventilation / air-conditioning ¹ Closed eaves Mechanical ventilation / air-conditioning ¹
		Away from corridor	
Other indoor areas	Any	No requirements	
Outdoors			
Outdoor living area		See Note 4 below	

1. See section on Mechanical ventilation / air-conditioning below for further details and requirements.
 2. These deemed-to-comply guidelines adopt the definitions of indoor spaces used in AS 2107:2000. A comparable description for bedrooms, living and work areas is that defined by the Building Guide of Australia as a habitable room. The Building Guide of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any habitable room other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Guide of Australia describes these utility spaces as non-habitable rooms.
 3. Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.
 4. The policy requires that at least one outdoor living area be reasonably protected from transport noise. The protected area should meet the minimum space requirements for outdoor living areas, as defined in the Residential Design Codes of Western Australia or as amended in the DAP.

Mechanical ventilation / air-conditioning
 Where outdoor noise levels are above the 'target', both packages A and B require mechanical ventilation or air-conditioning to ensure that windows can remain closed in order to achieve the indoor noise standards. In implementing Packages A and B, the following need to be observed:
 Evaporative air-conditioning systems will not meet the requirements for Packages A and B because windows need to remain open.
 Refrigerative air-conditioning systems need to be designed to achieve fresh air ventilation requirements.
 Air inlets need to be positioned facing away from the transport corridor where practicable.
 Ductwork needs to be provided with adequate silencing to prevent noise intrusion.