



Detailed Area Plan Provisions

All R20 lots
The minimum open space shall be 40% of the site area.

All R30 lots
The minimum open space shall be 30% of the site area.

Lots directly fronting and/or adjacent to POS (Lots 1361-1365 inclusive)
In order to provide visual surveillance of public open space, front fencing adjoining the POS shall be visually permeable for the entire length as required by the City of Wanneroo and dwellings must incorporate at least one of the following measures:

- one habitable room on an upper floor contains a window facing the adjoining POS; or
- one habitable room on the ground floor contains a window facing the adjoining POS.

Access
The garage setback requirements in the Agreed Structure Plan shall not apply for all front loaded lots subject of the DAP. Garage setbacks shall be in accordance with the R-Codes.

Noise Attenuation
Lots in close proximity to Marmion Avenue and Toreopango Drive may be affected by vehicle noise and are required to comply with the noise attenuation provisions set out in the table. Noise attenuation requirements are as per the Transportation Noise Assessment for Capricorn Village Corner Marmion Avenue and Toreopango Drive, Yanchep.

Lots 1338, 1339 and 1420-1424 (inclusive)
The front setback requirements for front loaded lots opposite POS in the Agreed Structure Plan shall not apply for Lots 1338, 1339 and 1420-1424 (inclusive). Instead the front setbacks shall be 3.0m minimum, 6.0m average as per the R-Codes.

Lots 1436-1439 (inclusive)
The front setbacks for Lots 1436-1439 (inclusive) shall be 3.0m minimum, 6.0m average.

Lots 1120-1126 and 1440-1441 (inclusive)
The front setbacks for Lots 1120-1126 and 1440-1441 (inclusive) shall be 4.0m minimum, no averaging permitted.

Balconies, Porches and Verandahs are permitted to protrude to a maximum of 2.0m into the front setback area, no averaging permitted.

The dwelling side setback is permitted to a minimum of 1.0m.

For all lots, garages shall be setback a minimum of 0.5m behind the dwelling.

Outdoor living areas shall be located to maximise northern or eastern solar access.

Outdoor living areas are permitted to be located within the street setback area.


Refer to Capricorn Village Local Structure Plan No. 44 and the R-Codes for all other relevant provisions.

NOISE ATTENUATION REQUIREMENTS

			Facade Package A	
Bedrooms	Facing Marmion Ave or Toreopango Ave	Laminated glazing	5 mm (min)	
		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 Marmion Ave or Toreopango Ave	Laminated glazing	6 mm (min)		
	Closed eaves	✓		
	Mechanical ventilation/air conditioning	✓		
Living and Work Areas (habitable room excludes bedrooms)	Facing Marmion Ave or Toreopango Ave	Laminated glazing	6 mm (min)	
		Fixed, casement or awning windows with seals	✓	
		Solid core external doors with acoustic seals	35 mm (min)	
		Sliding doors fitted with acoustic seals	✓	
		Closed eaves	✓	
		No vents to outside walls/eaves	✓	
		Mechanical ventilation/air conditioning	✓	
		Side-on to Marmion Ave or Toreopango Ave	Laminated glazing	6 mm (min)
			Closed eaves	✓
			Mechanical ventilation/air conditioning	✓
Outdoor Living Areas	Facing and Side-on to Marmion Ave	Solid fence (e.g. brick, limestone, Hardifence, Pinezap or Colorbond) Picket fences are not permitted	2 m high (min)	

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 9/9/15



DETAILED AREA PLAN | GRASS TREE PARK STAGE 2
Capricorn, Yanchep
A Capricorn Village Joint Venture Project

Scale: 1:5000

0m 10 20m

17/02/0693
16/08/2015
P&G 74

Designed: KS
Checked: RC
Drawn: BK

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