

PROVISIONS

Compliance with this Detailed Area Plan (DAP) replaces the need for planning approval. Any variations to Acceptable Development Standards (as outlined in this DAP or relevant R-Codes), can be addressed through an Application for Codes Variation submitted with a building licence.

All R20 lots

- The minimum open space shall be 40% of the site area.
- The garage setback requirements in the Agreed Structure Plan shall not apply and shall be in accordance with the R-Codes.

All R30 and R40 lots

- The minimum open space shall be 30% of the site area.

Lots directly fronting and/or adjacent to POS or PAW

- In order to provide visual surveillance of public open space or the pedestrian access way (POS or PAW), front and side fencing adjoining the POS or PAW 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 PAW (this may include ancillary accommodation in the form of studios above garages); or
 - one habitable room on the ground floor contains a window facing the adjoining POS or PAW.

Access

The requirement for all laneway lots to gain vehicle access from the rear laneway only in the Agreed Structure Plan shall not apply for Lots 1266, 1268, 1231 and 1233. Vehicle access may be granted from the secondary street.

Noise Attenuation

Lots in close proximity to Marmion Avenue 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 & Toreopango Drive, Yanchep.

Double garages on primary frontages
Will only be permitted for lots wider than 10m

Lots 1329-1332 inclusive

The front setback requirements for front loaded lots opposite POS in the Agreed Structure Plan shall not apply for Lots 1329 - 1332 (Inclusive). Front setbacks for these lots shall be as per the R-Codes

NOISE ATTENUATION TABLE

	Facing	Laminated glazing	Facade Package			
			A	B		
Bedrooms	Facing Marmion Ave	Laminated glazing	6mm (min)	10mm (min)		
		Fixed, casement or awning windows with seals	✓	✓		
		No external doors	✓	✓		
		Closed eaves	✓	✓		
Side-on to Marmion Ave	Side-on to Marmion Ave	Laminated glazing	6mm (min)	10mm (min)		
		Closed eaves	✓	✓		
		Mechanical ventilation/airconditioning	✓	✓		
		Laminated glazing	6mm (min)	10mm (min)		
Living and work areas (habitable room excludes bedrooms)	Facing Marmion Ave	Laminated glazing	6mm (min)	10mm (min)		
		Fixed, casement or awning windows with seals	✓	✓		
		Solid core external doors with acoustic seals	35mm (min)	40mm (min)		
		Sliding doors fitted with acoustic seals	✓	✓		
		Closed eaves	✓	✓		
		No vents to outside walls/eaves	✓	✓		
		Mechanical ventilation/airconditioning	✓	✓		
		Side-on to Marmion Ave	Side-on to Marmion Ave	Laminated glazing	6mm (min)	6mm (min)
				Closed eaves	✓	✓
		Outdoor living areas	Facing and Side-on to Marmion Ave	Solid fence (e.g. Brick, Limestone, Hardfence, p/nelap or Colorbond)	2m high (min)	2.4m high (min)
Picket fences are not permitted				Colorbond and p/nelap not permitted		

