

LEGEND

- - - - - DAP Application Area
- ▬▬▬▬ Fence Type 1
- ▬▬▬▬ Fence Type 2
- ▬ Shared access way with reciprocal rights of access (dividing fencing not permitted)
- ⊗ Designated Garage Location
- Preferred Location of Outdoor Living Areas



ENDORSEMENT TABLE

This Detailed Area Plan has been approved by the CEO of the Metropolitan Redevelopment Authority.

[Signature] 4/6/14
 CEO Date



DAP PROVISIONS

The provisions of the Metropolitan Redevelopment Authority (MRA) Waugong Urban Water Redevelopment Scheme 2007 (the Scheme) and the Zone Development Policy - Residential Zones (ZDP) are varied as detailed within this Detailed Area Plan (DAP). All other requirements of the Scheme and ZDP shall be satisfied in all other matters, to the discretion of the MRA.

The Suburban Zone development requirements apply to all lots contained within the Detailed Area Plan unless otherwise noted. Consultation with adjoining or other land owners to achieve a variation to the Scheme and ZDP, as provided for by the Detailed Area Plan, is not required.

Additional noise attenuation requirements apply to lots 1001, 1233, 1021-1025 and 1109-1111. Please refer to Detailed Area Plan No.2 for guidance.

SET BACKS

1. The primary street setback requirements of the ZDP do not apply to lots 1112, 1115, 1116, 1119 and 1120.
2. A minimum 3.0m rear setback onto Neerigen Brook applies to lots 1021-1025 and 1109.
3. A minimum 2.0m rear setback onto Neerigen Brook applies to lots 1110 and 1111.

SITE ACCESS AND GARAGES

4. Garages to be located in accordance with the nominated location on the DAP. Minor discretion to garage location may be applied.
5. Lots 1114, 1117, 1118 and 1121 shall obtain vehicle access from Road 8.
6. Lots 1115, 1116, 1119 and 120 shall obtain access via a shared access way (3 metres wide for each lot, to be constructed by the developer). Lots will have reciprocal rights of access over the shared access way and the shared turning area.
7. No vehicle access shall be obtained through the identified WaterCorporation Corridor.

APPEARANCE AND STREETScape

8. Lots 1115, 1116, 1119 and 1120 shall provide a minimum of one habitable room (refer to Residential Design Codes for definition) with a major opening to the shared access way to provide passive surveillance.
9. Side and rear façades facing Neerigen Brook and the WaterCorporation Corridor shall provide at least one major opening from a habitable room to provide passive surveillance and present a similar level of articulation and detailing which is expected from any primary street building façade.
10. The outdoor living areas for lots 1021-1025 and 1109-1111 to be adjacent to Neerigen Brook.
11. All Alfresco areas (measured at supporting columns or piers) adjacent Neerigen Brook and the WaterCorporation Corridor are to project a minimum of 1.0m from the rear building facade and shall have a distinct roof line which is not an extension of the main roofline.
12. All clothes drying and storage areas shall be screened from public view from Neerigen Brook and the WaterCorporation Corridor. Enclosed, non-habitable structures, such as storage sheds visible from the public realm only permitted if attached to the dwelling and constructed of the same materials as the dwelling.
13. All uniform fencing to be provided by the developer in accordance with the DAP:
 - Type 1: Fencing to be to a maximum height of 1800mm (measured from finished lot level) and incorporate a visually permeable element for passive surveillance.
 - Type 2: Visually permeable fencing to a maximum height of 1200mm (measured from finished lot level).
14. Fencing shall not be modified and where applicable be maintained visually permeable by the landowners.

Noise Attenuation Requirements Apply To Lots 1001, 1021-1025 and 1233 Refer DAP2, dated 13 May 2014

DETAILED AREA PLAN No. 1 (29 Lots)

LOTS 1,3, 551, 554 & 555 GRAY ROAD, HAYNES (SPRINGTIME 2)
 A DAWS & SON PTY LTD PROJECT

Date 04/06/14

DWG NO PD0846 DAP-01 REV 3

SCALE 1:2000@A3

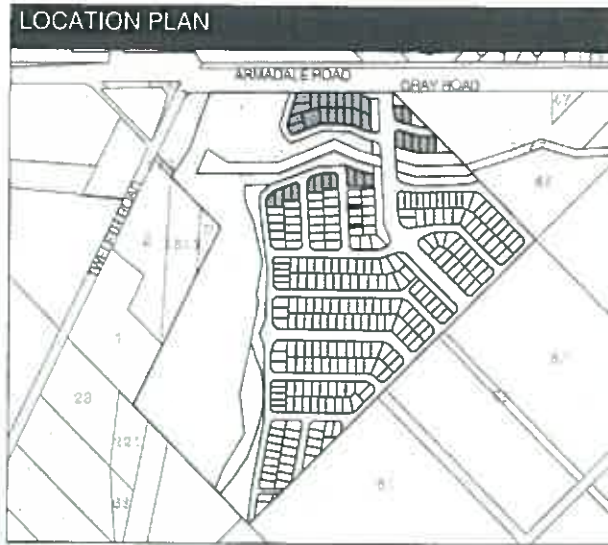
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--- DAP Application Area

[A] Noise Attenuation Package A
Applicable to lots with future predicted noise levels between and including dB 56 and 60 db L_{aeq}(Day) [Lots 1011-1018, 1233, 1019-1025, 1076, 1077, 1089-1092, 1107, 1108 and 1109-1111]

[B] Noise Attenuation Package B
Applicable to lots with future predicted noise levels between and including dB 61 and 63 db L_{aeq}(Day) [Lot 1010]

[C] Noise Attenuation Package C
Applicable to lots with future predicted noise levels between and including dB 64 and 66 db L_{aeq}(Day) [Lots 1008 & 1009]

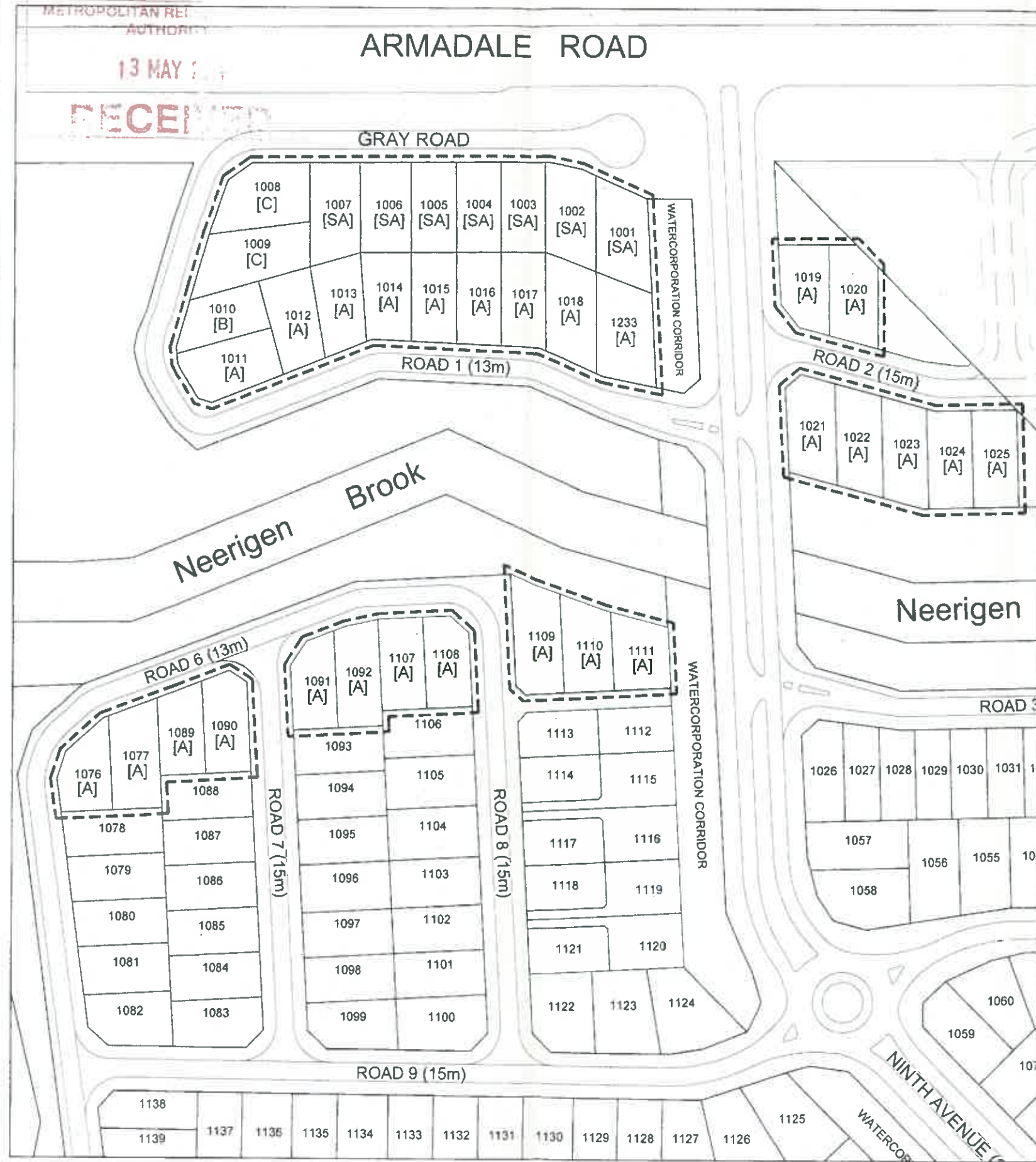
[SA] Specialist Advice Required
Applicable to lots with future predicted noise levels of 67 db L_{aeq}(Day) or more. [Lots 1001-1007]

For all lots identified SA, applicants are to submit plans for pre-approval and acoustic assessment to the developer. The developer's assessment is then to be submitted by the applicant to the Metropolitan Redevelopment Authority with any Planning Advice or Development Application.

ENDORSEMENT TABLE

This Detailed Area Plan has been approved by the CEO of the Metropolitan Redevelopment Authority.

SABZ 7 4/6/14
CEO Date



DAP PROVISIONS

Lots in close proximity to Armadale Road may be effected by vehicle noise. Dwellings on these lots are to be designed to comply with quiet house guidelines and Noise Attenuation Provisions as displayed on this Detailed Area Plan (DAP).

This Detailed Area Plan is to be read in conjunction with Detailed Area Plan no. 1, which provides additional setback and fencing requirements for lots 1001, 1233, 1021-1025 and 1109-1111.

NOISE ATTENUATION

Compliance with the below package shall be demonstrated to the MRA via a request for Planning Advice or Development Application

Provisions as per Lloyd George Acoustics Transport Noise Assessment, dated 13 September 2013 (report reference: 12102255-01d)

AREA TYPE	ORIENTATION	PACKAGE A MEASURES
Indoors		
	Bedrooms	<ul style="list-style-type: none"> 6mm (min) laminated glazing Faced, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
	Living and work areas ¹	<ul style="list-style-type: none"> 6mm (min) laminated glazing Faced, casement or awning windows with seals 35mm (min) solid core external doors with acoustic seals² Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
Other indoor areas	Away from corridor	No requirements
Indoors		
	Bedrooms	<ul style="list-style-type: none"> 10mm (min) laminated glazing Faced, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
	Living and work areas ¹	<ul style="list-style-type: none"> 10mm (min) laminated glazing Faced, casement or awning windows with seals 40mm (min) solid core external doors with acoustic seals² Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
Other indoor areas	Away from corridor	No requirements
Indoors		
	Bedrooms	<ul style="list-style-type: none"> 10.5mm (min) laminated glazing Faced, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
	Living and work areas ¹	<ul style="list-style-type: none"> 10.5mm (min) laminated glazing Faced, casement or awning windows with seals 40mm (min) solid core external doors with acoustic seals² Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/airconditioning
Other indoor areas	Away from corridor	No requirements

¹ Refer to mechanical ventilation/airconditioning section of Transport Noise Assessment Report

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 Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes utility areas as "non-habitable" rooms.

³ Glazing panels are acceptable in external doors facing the transport corridor. However these must meet the minimum glazing requirements.

DETAILED AREA PLAN No. 2 (37 Lots)

LOTS 1,3, 551, 554 & 555 GRAY ROAD, HAYNES (SPRINGTIME 2)
A DAWSON & SON PTY LTD PROJECT

Date 13/05/14

DWG NO PD0846 DAP-02 REV 2

SCALE 1:1500@A3

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----- DAP Application Area

METROPOLITAN REDEVELOPMENT AUTHORITY

13 MAY 2014

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[Signature] 4/6/14
 CEO Date



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The Suburban Zone development requirements apply to all lots contained within the Detailed Area Plan unless otherwise noted. Consultation with adjoining or other land owners to achieve a variation to the Scheme and ZDP, as provided for by the Detailed Area Plan, is not required.

The subject lots are located within 100m of woodland vegetation as defined by the approved Bushfire Management Plan. As such developers of residential dwellings shall do the following:

FIRE MANAGEMENT

1. A minimum 5.0m primary street setback is applicable to lots 1078-1081, no averaging permitted.
2. Lots 1260-1263 are subject to Bushfire Attack Levels (BAL) 12.5. Refer to Australian Standard AS3959 for guidance.
3. All lots subject to this DAP require Development Approval from the MRA and are not exempt from Planning Approval.
4. All lots subject to this DAP will be referred to the City of Armadale's Emergency Services Department prior to determination.

DETAILED AREA PLAN No. 3 (8 Lots)

LOTS 1,3, 551, 554 & 555 GRAY ROAD, HAYNES (SPRINGTIME 2)

A DAWS & SON PTY LTD PROJECT

Date 13/05/14

DWG NO PD0846 DAP-03 REV 2

SCALE 1:1000@A3

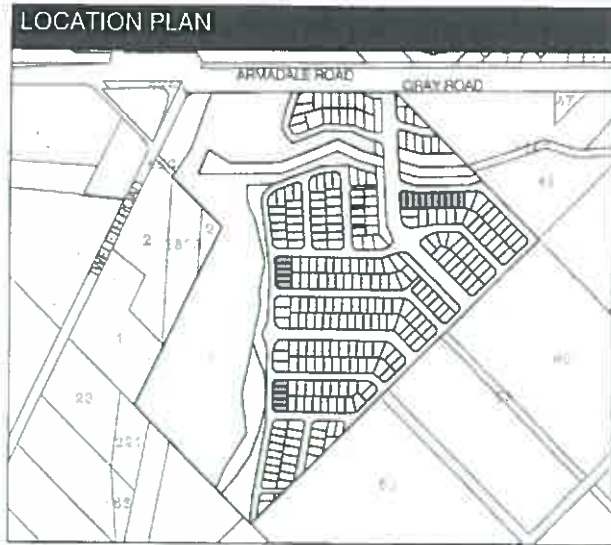
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LEGEND

- DAP Application Area
- ☒ Designated Garage Location

METROPOLITAN REDEVELOPMENT AUTHORITY

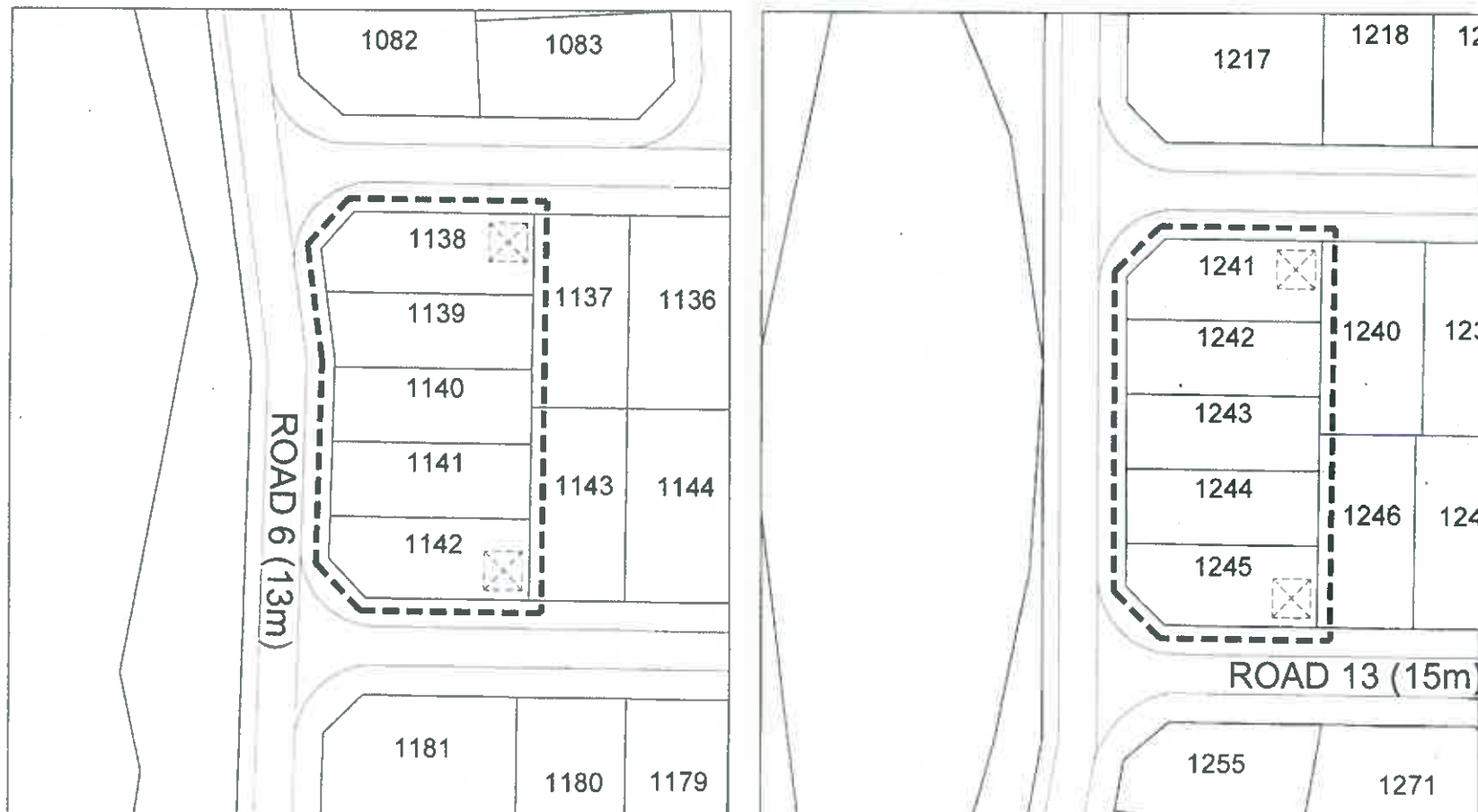
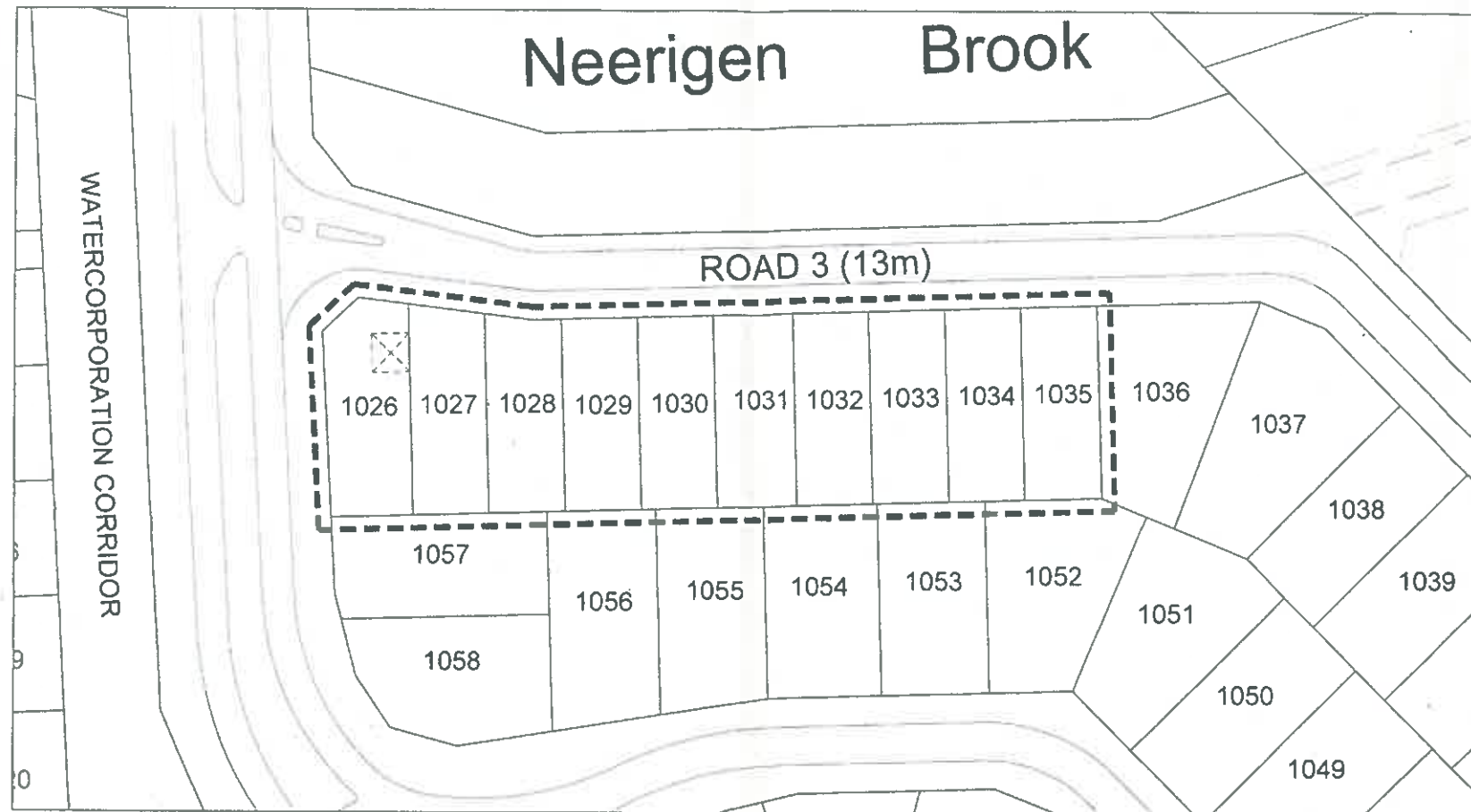
13 MAY 2014

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4/6/14
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SITE ACCESS AND GARAGES

- Lot 1026 shall obtain vehicular access from Road 3
- Garages for lots 1138, 1142, 1241 and 1245 to be located on the secondary street frontage, generally in accordance with the nominated location on the DAP.
- Single garages (including supporting structures) for all other lots are to be setback a minimum of 4.5 metres from the lot frontage and a minimum of 0.5 metres behind the main dwelling alignment.
- All other garages are permitted to exceed 50% up to a maximum of 60% (including supporting structures) of the lot frontage subject to the following criteria being met:
 - Suitable articulation of the front façade to assist in reducing the dominant appearance of the garage from the primary street. This may include the use of balconies, shading devices, clear front entry ways, mix of textures/materials and windows treatments, and
 - Garages are setback a minimum of 4.5 metres from the lot frontage and a minimum of 1.0 metre behind the primary building line.

APPEARANCE AND STREETSCAPE

- The primary street building façade shall have a minimum of one habitable room (refer to Residential Design Codes for definition) with a major opening to provide passive surveillance of street.
- All clothes drying and storage areas shall be screened from the street.
- Dwelling front door to be visible from the primary street frontage.

DETAILED AREA PLAN No. 4 (20 Lots)

LOTS 1,3, 551, 554 & 555 GRAY ROAD, HAYNES (SPRINGTIME 2)
 A DAWSON & SON PTY LTD PROJECT

Date 13/05/14

DWG NO PD0846 DAP-04 REV 2

SCALE 1:1000@A3

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