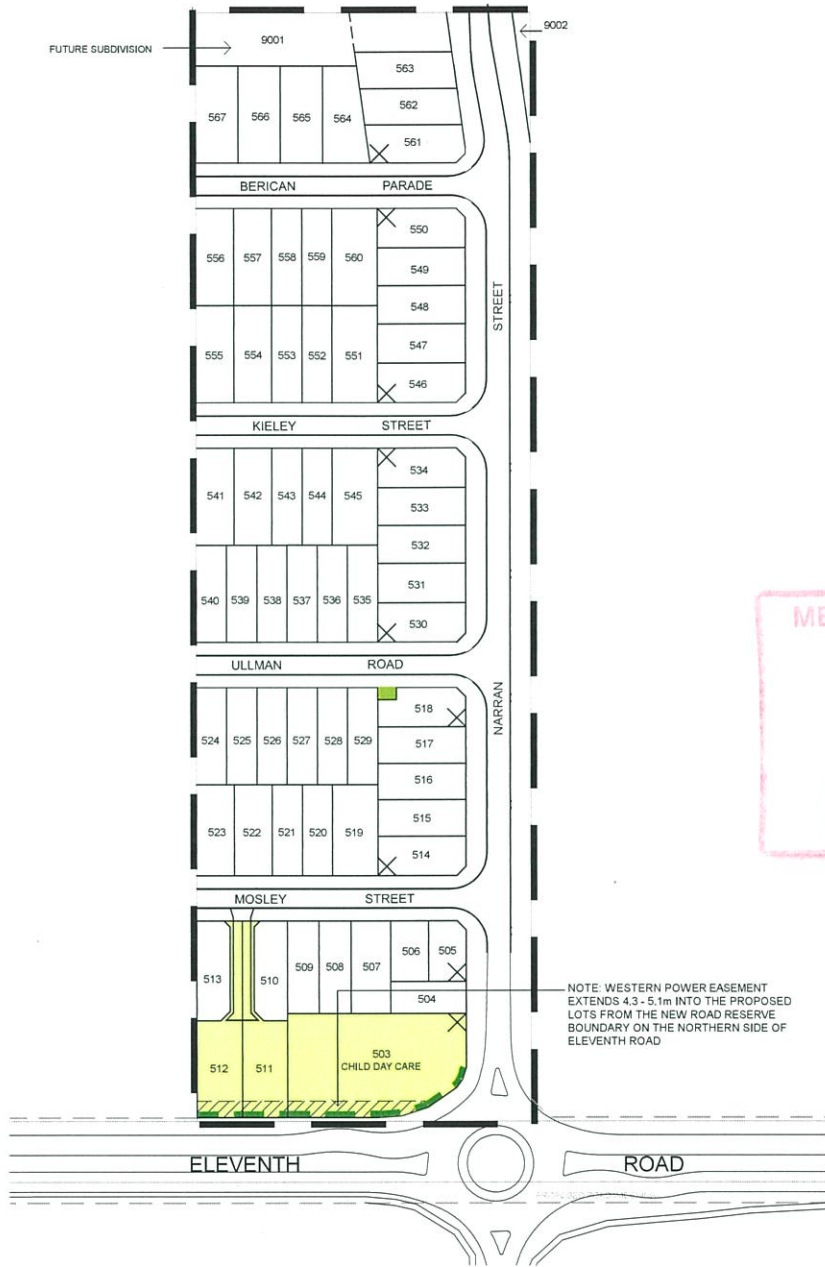


DETAILED AREA PLAN
LOT 22 ELEVENTH ROAD, HILBERT

LEGEND:

- DAP Boundary
- Specified lots as required under WAPC approval (REF: 149722)
- ⊗ Designated Garage Location
- No Lot Access and Uniform Fencing
- Western Power Easement
- Western Power Transformer



GENERAL PROVISIONS

All lots on this DAP are identified as 'Suburban' under the Wungong Urban Water Redevelopment Scheme 2007 (the Scheme). This DAP provides additions and variations to the acceptable development provisions of the Scheme and the Zone Development Policy - Residential Zones (ZDP) as detailed below. The requirements of the Scheme and the ZDP shall be satisfied in all other matters.

DEVELOPMENT REQUIREMENTS - Lots 511 - 512 inclusive

- Buildings should be orientated to the North with front door to address the battleaxe entry.

DEVELOPMENT REQUIREMENTS - Lots 503, 511 & 512

- No direct lot vehicular access is to be allowed to Eleventh Road.
- Uniform fencing along Eleventh Road is to have a maximum height of 1.8m measured from street level and is to be visually permeable above 1.2m unless otherwise agreed with the authority.
- Any Estate provided fencing on private lots shall not be modified without written approval from the Authority and shall be maintained as visually permeable by the landowners where applicable.
- No buildings are permitted within the Western Power easement adjacent to Eleventh Road with the exception of fencing.
- Outbuildings shall be designed and constructed from materials and finishes to match the dwelling / building if visible from Eleventh Road.

DEVELOPMENT REQUIREMENTS - LOTS LESS THAN 12.5m IN WIDTH

- Side Boundary Setbacks
Lots with a width greater than 9m are permitted to have a nil setback to both side boundaries up to two-thirds the length of the boundary, to a maximum height of 3.5m, excluding any secondary street frontages which shall be setback a minimum 1.0m. This provision is subject to the dwelling being designed to provide a high level of architectural detail and variation. This can be achieved by providing varied building materials / colours, variation in depth through use of projections, recesses, eaves, porticos, verandahs etc, defining window openings, doorways and fenestration and/or feature roofs and overhang elements.

INCIDENTAL DEVELOPMENT REQUIREMENTS - ALL LOTS

- All stormwater drainage will be directed to on-site soakwells to accommodate 150L of storage per 10m² of connected roof or impervious area (as described in the approved Urban Water Management Plan). All soakwells are to be inter-connected and the depth of the soakwell units shall not exceed 900mm. Each lot is to provide a grated overflow from one front soakwell or connection pit for the relief of stormwater flows in excess of the on-site storage capacity
- All corner lots are to have access to garages from the secondary street (except Lot 518).
- Lots with a frontage of less than 11m are permitted to exceed the maximum garage frontage of 50% up to 60% (including supporting structures) of the lot frontage subject to suitable articulation of the front façade to assist in reducing the dominant appearance of the garage from the primary street. Articulation elements should include (but are not limited to) a combination of the following:
 - Porch
 - Front Verandah
 - Portico
 - Front feature walls
 - Feature windows, and/or
 - Awnings.

NOTE:

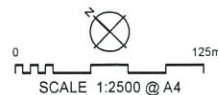
1. Garage access to Lot 518 is permissible from Narran Street due to location of a Western Power transformer on the secondary street frontage.
2. All lots within 100m of "Classified Vegetation" must comply with the requirements of an approved Bushfire Management Plan and any subsequent Bushfire Attack Level Assessment.

This Detailed Area Plan has been approved by the Metropolitan Redevelopment Authority in accordance with clause 4.4 of the Wungong Urban Water Redevelopment Scheme.

Executive Director Planning MRA _____ Date 8/6/17

NOTE
Pavements diagrammatic only

DETAILED AREA PLAN (LOCAL DEVELOPMENT PLAN)
LOT 22 (No. 374) ELEVENTH ROAD
HILBERT



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