

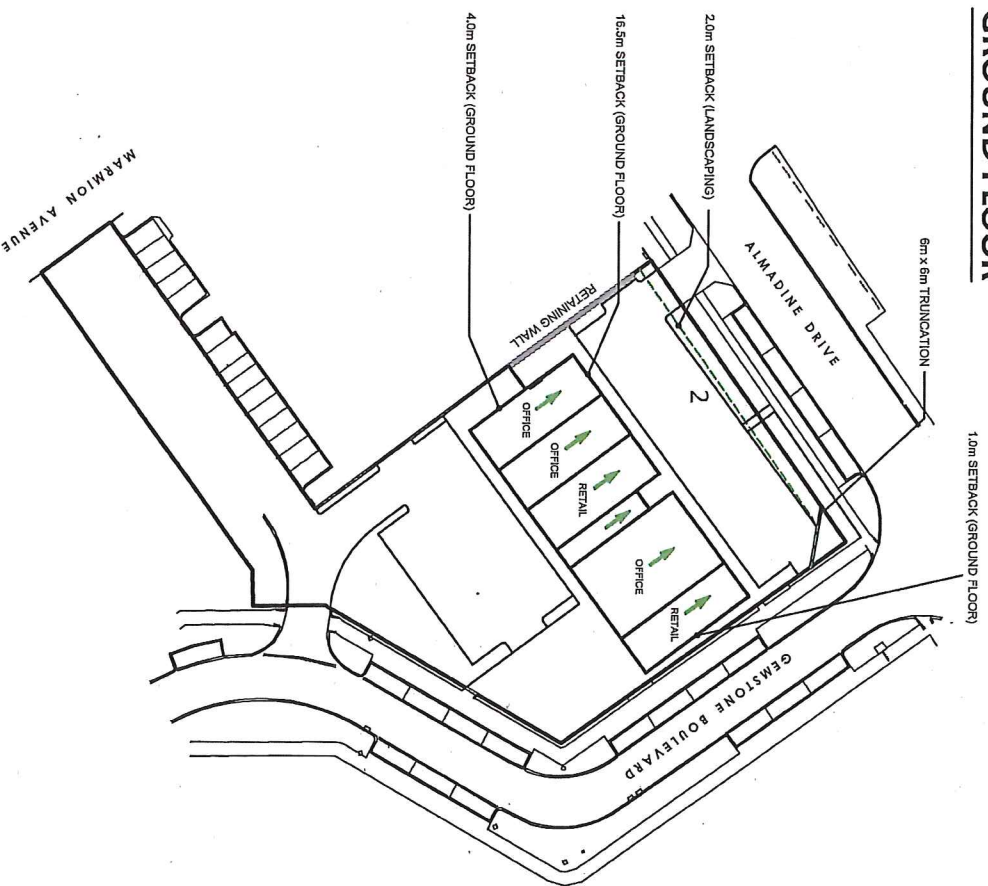
VARIATIONS TO CARINE VISION LOCAL STRUCTURE PLAN

Notwithstanding the provisions of the Carine Vision Local Structure Plan, the following variations apply within this Detailed Area Plan (DAP) area. In the event of any inconsistency with this DAP to the provisions of the Carine Vision Local Structure Plan (CVLSP), the provisions of the DAP shall prevail.

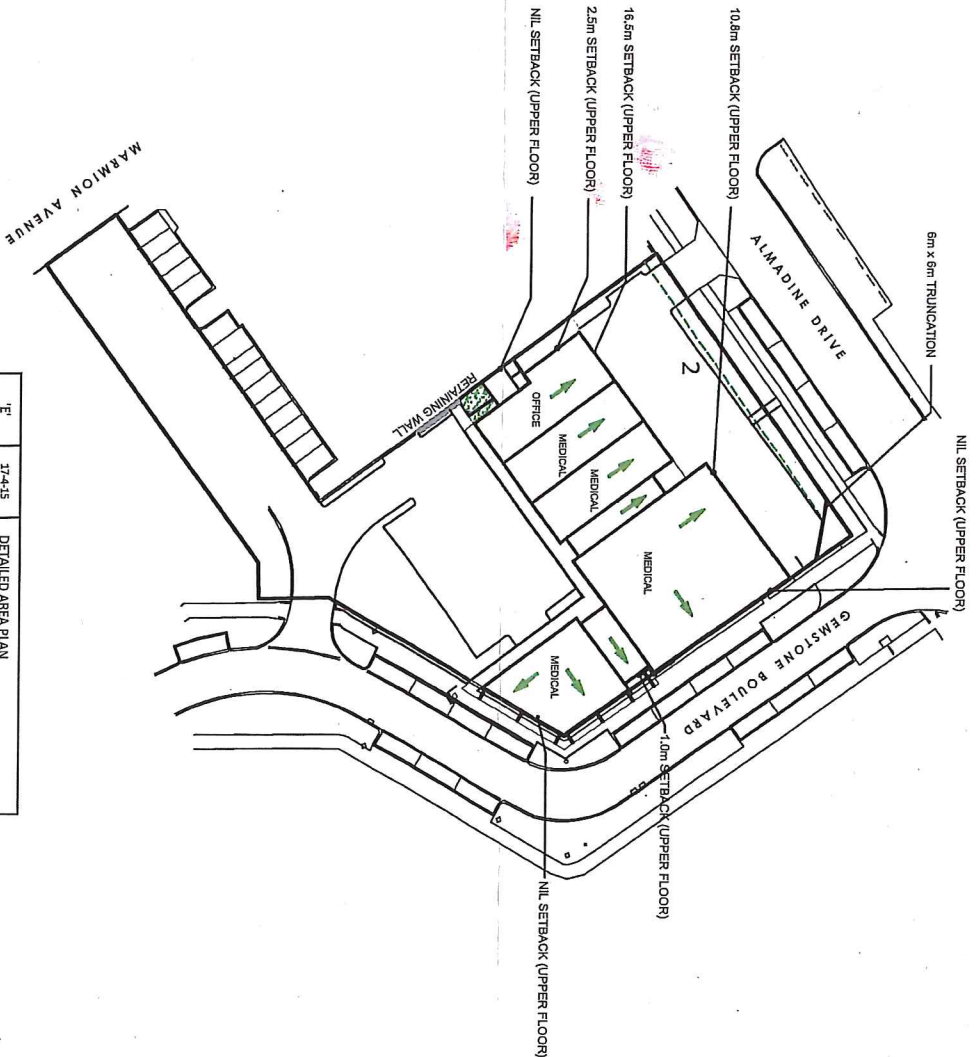
STANDARD PROVISIONS

1. The maximum height for building on lot is two (2) storeys. In accordance with the City of Stirling Local Planning Scheme No.3 a 'storey' means 'that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it; does not include any portion of a storey having 50% or more of its volume between natural ground level.'
2. Gross floor space is 1,886m².
3. Building facades facing Almadine Drive and Gemstone Boulevard to have interaction with streetscape.
4. Design criteria to support interaction between streets through utilisation of awnings above footpath along building facade, shop front glazing overlooking Gemstone Boulevard and pedestrian access into building via Gemstone Boulevard for lower and upper floor levels.
5. Ground floor tenancies to portray an attractive and inviting frontage to allow a streetscape relationship. Frontages are required to be predominantly clear glazed with a mixture of openings, display windows and shopfronts that allow passive surveillance of the street and tenancies.

**PLAN 1 - DETAILED AREA PLAN
GROUND FLOOR**



UPPER FLOOR

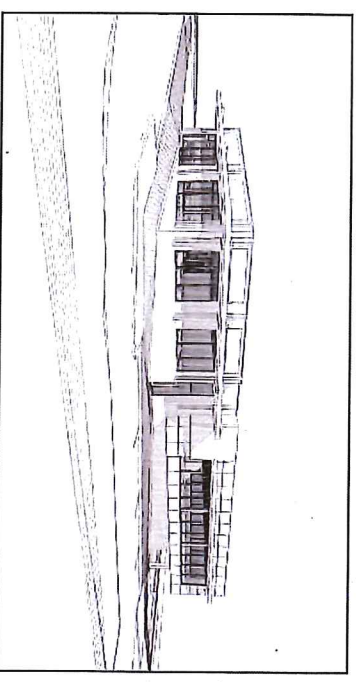
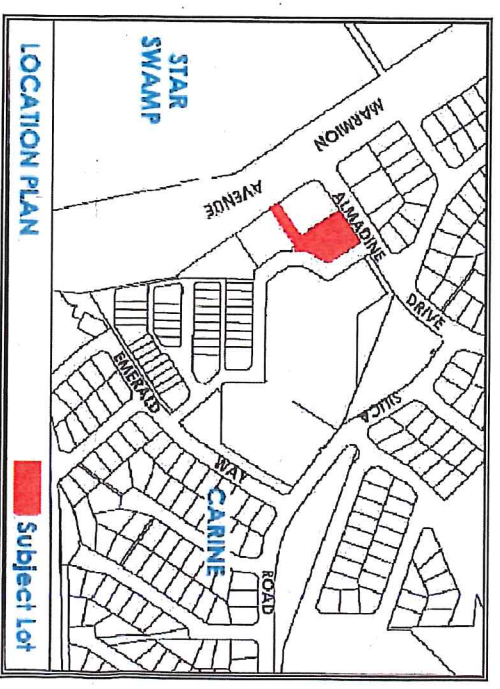


6. Building entrances to be clearly defined and ensure safe and comfortable access. Entry points to have signage above entry doors and entrances shall be highlighted through the use of different materials.
7. Active street fronts shall be provided to encourage pedestrian activity, vitality and safety to the centre. Retail uses to be mainly located on ground level and office and other non-active uses to be mainly located on upper levels.
8. Building facades to support a comfortable external environment for pedestrians. Awnings to be provided above all entrances and exits of the building and awnings to be constructed using materials that are opaque and non-reflective.
9. Pedestrian access to be safe and direct. Pedestrian access, in the form of a footpath, shall be provided from the parking area to the entry point of the proposed development and along all street frontages. Access for pedestrians shall be as direct and level as possible.
10. The second level and subsequent levels above, of facades shall be articulated to break-up straight plain facades through the use of openings, awnings over windows, use of different colours and textures and indentations and extrusions with details to break the building into individual elements.

	MIXED USE DEVELOPMENT
SETBACKS	As per DAP standard provisions and Plan 1.
PARKING	Minimum 46 bays to be provided on site and off street. Currently 49 bays proposed on site and 12 bays off street.
SITE PLANNING AND DESIGN	Mixed use development to be comprised of: - Medical consulting offices 50% - Retail units 15% - Office units 35% For the purposes of determining residential density the R80 code applies.

LEGEND

- DAP LOT BOUNDARIES
- DEVELOPMENT ORIENTATION
- - - SETBACKS (REFER TO PLAN 1)



GEMSTONE BOULEVARD PERSPECTIVE VIEW

REV	DATE	COMMENTS
'E'	17-4-15	DETAILED AREA PLAN

CLIENT:	The Augustus Gloop Trust
ADDRESS:	Lot 2 Almadine Drive, Carine
Drawn By:	K.P.
Date:	17-4-15
Scale:	1:1,000 @ A3
Page:	1
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ONE CONSTRUCTION (WA) PTY LTD 45 PO BOX 53 KAMBURUP WA 6921 T: (08) 9207 2146 F: (08) 9207 2146 E: one@oneconstruction.net.au W: www.oneconstruction.net.au		DETAILED AREA PLAN (PRECINCT A) Carine Rise - Lot 2 Almadine Drive, Carine SCALE BAR:
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