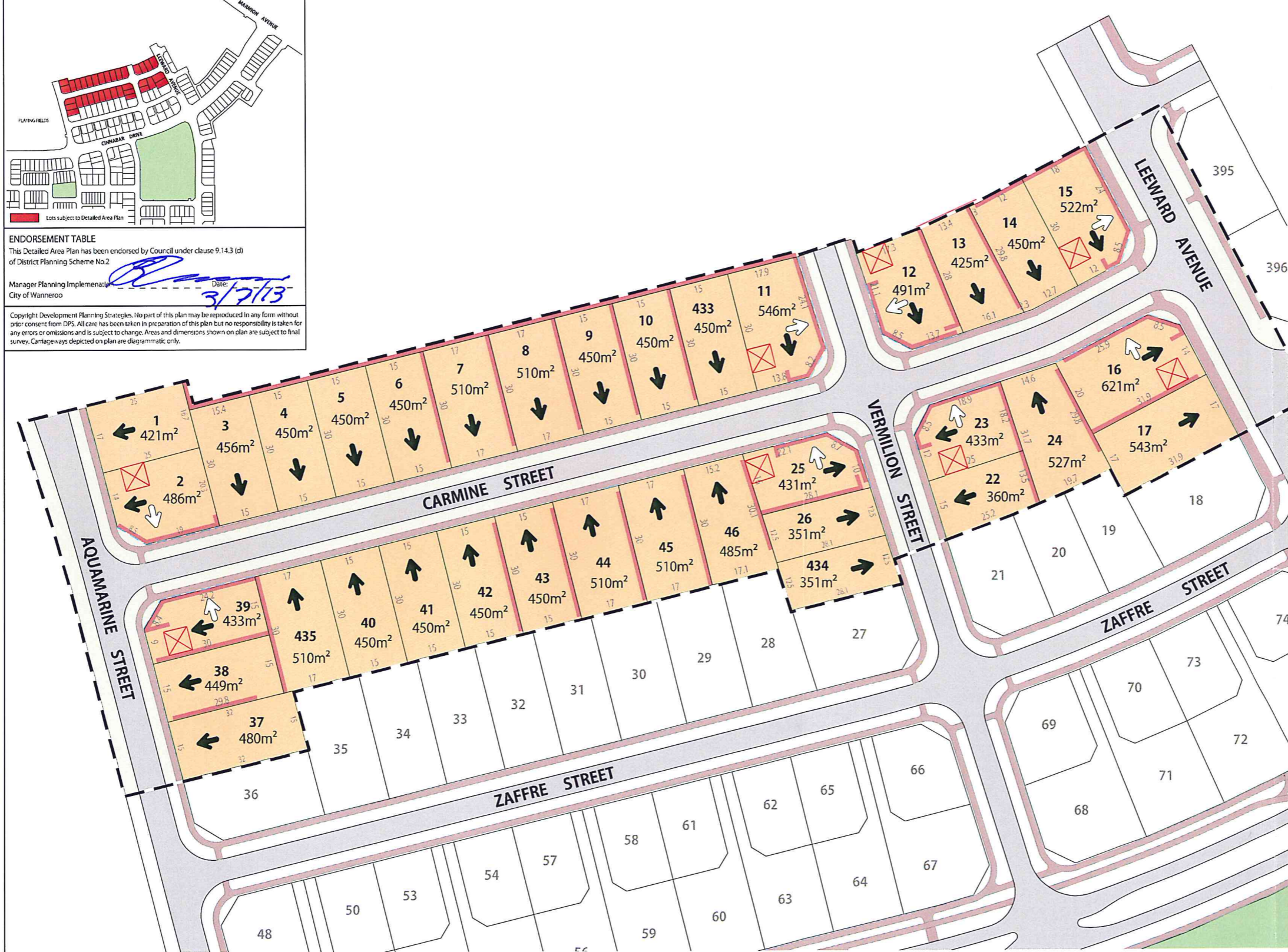


LOCATION PLAN



ENDORSEMENT TABLE
 This Detailed Area Plan has been endorsed by Council under clause 9.1.4.3 (d) of District Planning Scheme No.2
 Manager Planning Implementation: *[Signature]* Date: 3/7/13
 City of Wanneroo
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PROVISIONS - DAP Stage 4

The provisions addressed below and on the adjacent plan relate to Stage 4 approved by WAPC reference (145936) Amberton Estate, Eglinton.
 The following standards represent variations to the Residential Design Codes, and constitute acceptable development requirements pursuant to the Residential Design Codes. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes would apply.
 This DAP replaces the need to obtain Planning Approval for the development of a Single House. Any variations to the acceptable development standards (as outlined in this DAP or relevant Residential Design Codes) are discouraged, however if justified, can be obtained at the Building Licence application stage through the lodgement of an R-Code Variation, submitted to the City of Wanneroo.

1. GENERAL PROVISIONS

a) R-Coding	R25
b) Minimum Open Space*	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Primary Street Orientation (excluding garage/carpark)	3.0m	-
b) Secondary Street Orientation	1.0m	-
c) Primary Street Garage Setbacks	Double	4.5m
	Single	5.4m
d) Side Garage Setbacks	Nil	-

NOTES

*Outdoor living areas shall be located on the northern or eastern boundary of the lot with a minimum dimension of 6.0m x 4.0m.

3. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated primary/front elevation in the direction of the 'Primary Street Orientation' arrow shown on the DAP. The primary/front style elevation shall consist of at least one major opening overlooking the Primary Street.
- b) The design of dwellings on applicable lots shall include a side elevation which has at least one major opening facing the direction of the 'Secondary Street Orientation' arrow shown on the DAP. The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- c) Where practicable dwellings are to be designed to take advantage of northern solar orientation.

4. INCIDENTAL DEVELOPMENT

- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- b) Clothes drying and storage areas and ground based hot water storage tanks are to be screened from public view.

LEGEND:

- Stage 4 Boundary
- R25 Coding
- No Vehicle Access Permitted
- Primary Street Orientation
- Secondary Street Orientation
- Designated Garage Location
- Retaining Wall
- Pathways



Detailed Area Plan - Stage 4

Amberton Estate, EGLINTON
 for: Stockland



NORTH
 Scale 1: 1000 @ A3
 0 10 20 30 40 50 metres

COMPILED: DPS, MAPS, C&W	DRAWN BY: NM
DATE: 01/03/2013	REVISED: 03/07/2013
GRID: PCG 94	DATUM: AHD
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