

DETAILED AREA PLAN PROVISIONS:

The provisions addressed below and accompanying plan relate to the WAPC approved Stage 13 development within the Amberton Estate, Eglinton (WAPC Ref: 147908). Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes would apply. The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

1. GENERAL PROVISIONS

a) District Planning Scheme No. 2 Zoning:	'Urban Development'	
b) R-Coding:	R25	R30
c) Minimum Open Space:	35%	35%
d) Minimum Outdoor Living Areas*:	24m ²	24m ²

NB.*Outdoor living areas shall be located on the northern or eastern boundary of the lot. The following standards represent variations to the Residential Design Codes, and constitute deemed to comply requirements pursuant to the Residential Design Codes.

2. BUILDING SETBACKS

a) Primary Dwelling Orientation	Minimum
i. Primary Street R25:	3.0m**
ii. Primary Street R30:	2.0m**

NB. **Average Primary Street: Setbacks do not apply

Other Setbacks	Minimum
b) Secondary Street:	
i. Dual Frontage Lots 390-392:	2.0m
ii. Dual Frontage Lot 393:	4.0m
iii. Dual Frontage Lot 394:	2.5m
iv. Side Boundary:	1.0m
c) Garage Setbacks: (Maximum)	
i. Front Loaded - DAP Lots greater than 25m deep:	4.5m
ii. Front Loaded - DAP Lots 25m deep or less:	3.5m
iii. Rear Lane-way:	1.0m
iv. Side Boundary:	NI
d) Lane-way (all structures including fencing):	1.0m

e) Boundary Walls (Parapets): Boundary walls (parapet) are permitted to ground floors of R20 coded lots and DAP Lots 387-389 on both side boundaries for the length of both boundaries (except for Secondary Streets) for a maximum height of 3.5m.

3. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street, pursuant to the 'Primary Dwelling Orientation' arrow shown on the DAP. The front elevation shall consist of at least one major opening overlooking the Primary Street.
- b) The design of dwellings on nominated 'corner lots' shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing.
- c) Dual frontage Lots 390-394 shall provide suitable articulated elevations to both the primary and secondary frontage boundaries in accordance with Provision 3a.
- d) Where possible dwellings are to be designed to take advantage of northern solar orientation.

4. VEHICULAR ACCESS AND GARAGES

- a) Designated garage/ceport locations apply to some lots as identified on the Detailed Area Plan; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls. All other garage/ceport locations will be subject to the location of infrastructure services, dedicated on-street parking bays and Estate landscaping and fencing.
- b) Front loaded garages/ceports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

5. INCIDENTAL DEVELOPMENT

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

6. QUIET HOUSE DESIGN REQUIREMENTS

- a) As defined in the Acoustic Assessment (July 2013), prepared by Herring Storer Acoustics, the following Quiet House Design packages apply:
 - i. Package A to the ground floor and Package B+ to the first floor for DAP Lots 393-394, 1246 and 1265;
 - ii. Package A to the ground floor and Package B to the first floor for DAP Lots 391-392, 1247, 1264 and 1290;
 - iii. Package A to both floors for DAP Lots 387-390, 1248, 1263, 1267, 1282, 1289, 1325 and 1328; and
 - iv. Package B+ to both floors for DAP Lots 1321-1324, 1266, 1283 and 1291.
- b) Details of the Quiet House Design packages are provided in Attachment 1, with the exception of Package B+ which is as per Package B, with reduced window areas (maximum 2m²).

LEGEND:

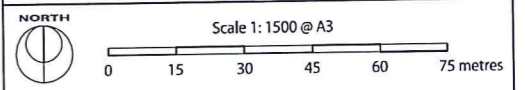
- DAP Boundary
- R25 Coding
- R30 Coding
- Public Open Space
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Corner Lot Design
- Designated Garage Location
- Retaining Wall
- Lots affected by road traffic noise and subject to 'Quiet House' design. Refer Attachment 1 and DAP Provision 6.
- Footpaths (Indicative)
- Transformer
- Service Easement (Water, Gas, Power, NBN)

DETAILED AREA PLAN STAGE 13

EGLINTON
for: Stockland



ENDORSEMENT TABLE
This Detailed Area Plan has been endorsed by Council under clause 9.14.3 (d) of District Planning Scheme No.2
Manager Planning Implementation: [Signature] Date: 10/04/14
City of Wanneroo



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QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE ADJACENT TO MARMION AVENUE

AREA TYPE	ORIENTATION	PACKAGE A	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Hinged doors only, fitted with acoustic seals No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No external doors No vents to outside walls/eaves Mechanical ventilation/air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Mechanical ventilation/air conditioning
	Away from Road	No Requirements	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board 35mm (min) solid core external doors with acoustic seals Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles No vents to outside walls/eaves Mechanical ventilation/air conditioning	Casement or awning windows with 10.38mm or 6.5mm laminated glass Eaves enclosed with 6mm compressed fibre cement board No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals and have overlapping meeting stiles Front door to be 40mm solid core with acoustic seals Mechanical ventilation/air conditioning
	Side-on to Road	Casement or awning windows with 6mm glass Eaves enclosed with 6mm compressed fibre cement board Mechanical ventilation/air conditioning	Casement or awning windows with 6.38mm laminated glass Eaves enclosed with 6mm compressed fibre cement board Mechanical ventilation/air conditioning
	Away from Road	No Requirements	No Requirements
Other indoor areas	Any orientation	No Requirement	No Requirements

Note : Package B+ is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing Marmion Avenue.