



**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
- Duplex Lot
- Service Easement (Water, Gas, Power, NBN)

**DETAILED AREA PLAN PROVISIONS:**

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 14' development within the Amberton estate, Eglington (WAPC Ref: 14/2908).

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 <sup>2</sup>	24m <sup>2</sup>

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.

<b>Other Setbacks</b>	Minimum
b) Secondary Street or PAW:	1.0m
c) Garage Setbacks:	
i. Front Loaded - DAP Lots greater than 25m deep:	4.5m
ii. Front Loaded - DAP Lots 25m deep or less:	3.5m
iii. Rear Laneway - DAP Lots 369, 372 & 373:	2.0m
iv. Rear Laneway - DAP Lots 370, 371, 374-381, 330-331, 382-383 and 1115-1123:	1.5m
v. Side Boundary:	Nil
d) Rear Laneway (all structures including fencing):	
i. DAP Lots 369, 372 & 373:	2.0m
ii. DAP Lots 370, 371, 374-381, 330-331, 382-383 and 1115-1123:	1.5m
e) Boundary Walls (Parapets):	
Boundary walls (parapet) are permitted to ground floors of R30 coded lots for the length of both boundaries (except for Secondary Street or PAW boundaries) for a maximum height of 3.5m.	

- 3. BUILDING FORM & ORIENTATION**
- 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.
  - 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 Dwelling Orientation'. 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.
  - Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- 4. VEHICULAR ACCESS and GARAGES**
- Designated garage/carport 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/carport locations will be subject to the location of infrastructure services, dedicated on-street parking bays and Estate landscaping and fencing.
  - Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- 5. INCIDENTAL DEVELOPMENT**
- Outbuildings are to be screened from public view, unless constructed from the same materials as the dwelling.
  - Clothes drying and storage areas, and ground based hot water storage tanks are to be screened from public view.

**DETAILED AREA PLAN STAGE 14**

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: Date: 4/3/14  
City of Wanneroo

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**Scale 1:1000 @ A3**

0 10 20 30 40 50 metres

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**dps Development Planning Strategies**

28 Brown St, East Perth WA 6004 | PO BOX 6697 EAST PERTH 6892  
P (08) 9268 7900 | F (08) 9268 7999 | E dps@dpswa.com.au  
www.dpsplanning.com.au