

LOCATION PLAN



LEGEND:

- Stage 3a & 3b Boundary
- R25 Coding
- R30 Coding
- R40 Coding
- R50 Coding
- Public Open Space
- No Vehicle Access Permitted
- Primary Street Orientation
- Secondary Street Orientation
- Designated Garage Location
- Retaining Wall



PROVISIONS - DAP Stage 3a/3b

The provisions addressed below and on the adjacent plan relate to Stage 3a & 3b approved by WAPC reference (146564) 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	R30	R40	R50
b) Minimum Open Space*	35%	35%	30%	30%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Primary Street Orientation**	3.0m	-
R25	2.0m	-
R30	2.0m	-
R40	2.0m	-
R50	2.0m	4.0m
b) Secondary Street Orientation	1.0m	-
c) Laneway (excluding garages)	1.0m	-
d) Garage setbacks - Primary street		
Double	4.5m	-
Single	5.4m	-
Garage setbacks - Laneway	2.0m	-
e) Side setbacks		
Ground floor	Boundary walls (parapet) are permitted to ground floors on both side boundaries of R40 / R50 coded lots (with the exception of secondary street boundaries) for a maximum of 9.0m on the eastern and western side boundaries.	
Second Storey and above		
South	1.5m	-
West	1.5m	-

3. SPECIAL PROVISIONS 203, 210, 236

	Minimum
a) Side setbacks	
Ground Floor	Boundary walls (parapet) are permitted to ground floors on both side boundaries for a maximum of 9.0m on the northern and southern side boundaries.

NOTES:

- * Open Space may be reduced in accordance with part (b) provided that no dimension of the prescribed outdoor living area is less than 4.0m.
- **Minor incursions permitted up to 1.0m within the front setback (e.g. Porch, Verandah and Balcony)

- 4. 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 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.
- 5. 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.



Detailed Area Plan - Stages 3a & 3b
 Amberton Estate, 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: 3/5/13
 City of Wanneroo
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NORTH

Scale 1:1500 @ A3

0 15 30 45 60 75 metres

COMPILED: DPS, MAPS, COSSILL WEBLEY
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