

**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: 2/7/13  
 City of Wanneroo

**PROVISIONS – DAP Stages 5 & 6a**  
 The provisions addressed below and on the adjacent plan relate to Stage 5 & 6a approved by WAPC reference (147364) 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 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	R30
b) Minimum Open Space*	35%
R30	30%
R40	











**2. SETBACK PROVISIONS**

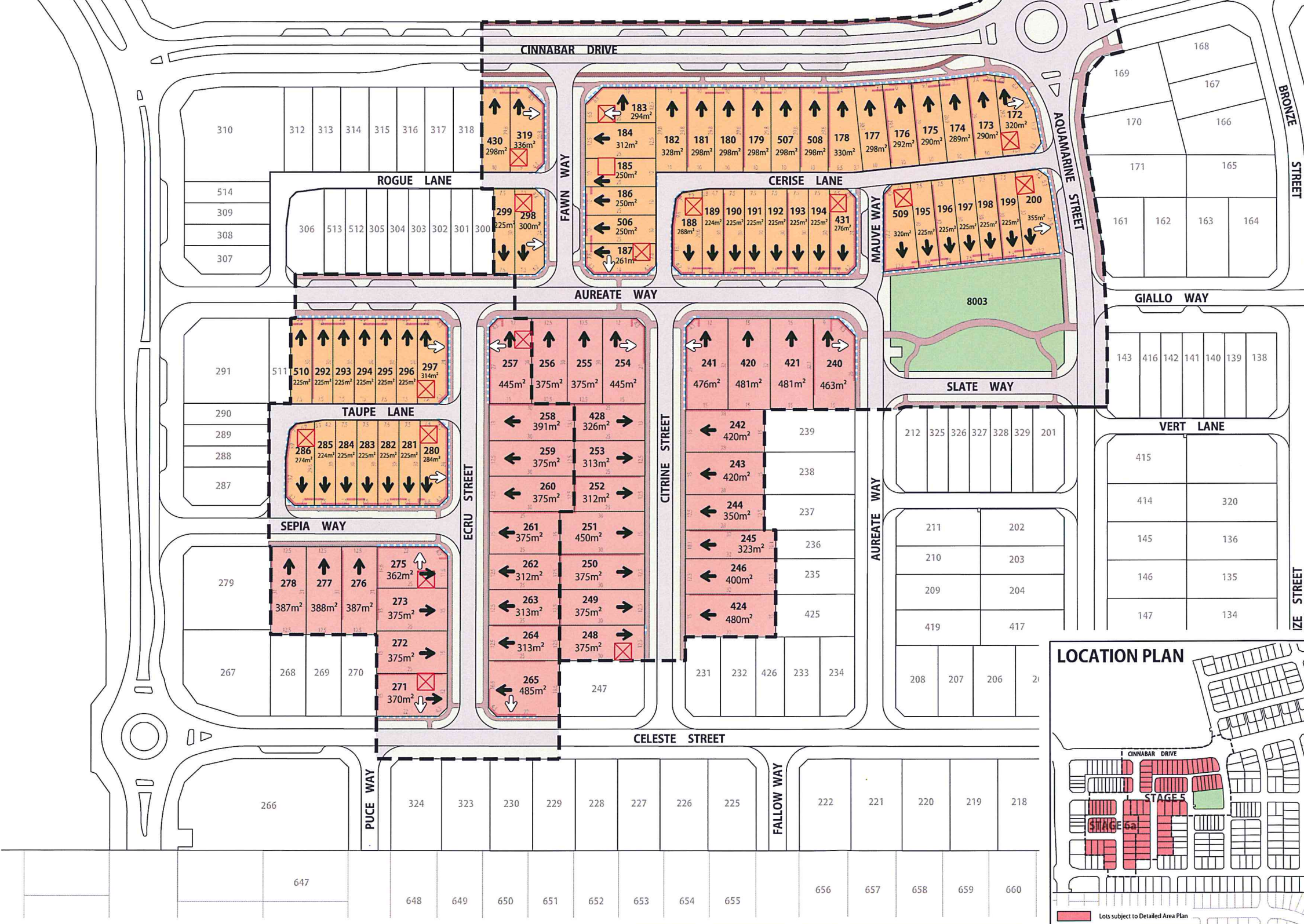
	Minimum	Maximum
a) Primary Dwelling Orientation	2.0m	-
b) Secondary Dwelling Orientation	1.0m	-
c) Public Open Space	3.0m	-
d) Laneway (excluding garages)	1.0m	-
e) Garage setbacks		
Double	4.5m	-
Single	5.4m	-
Laneway	2.0m	-
f) Side setbacks		
Ground floor	Boundary walls (parapet) are permitted to ground floors on both side boundaries of R40 coded lots (with the exception of secondary street boundaries) for a maximum of 9.0m in length.	
Second Storey and above		
South	1.5m	-
West	1.5m	-

**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.

- 3. BUILDING FORM & ORIENTATION**
- The design of dwellings shall include an articulated primary/front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the DAP. The primary/front style elevation shall consist of at least one major opening overlooking the Primary Street.
  - 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 Dwelling 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.
  - Where practicable dwellings are to be designed to take advantage of northern solar orientation.
- 4. 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.

**LEGEND:**


-  Stage Boundary
-  R30 Coding
-  R40 Coding
-  Public Open Space
-  No Vehicle Access Permitted
-  Primary Dwelling Orientation
-  Secondary Dwelling Orientation
-  Designated Garage Location
-  Recommended Garage Location
-  Retaining Wall



 **Detailed Area Plan - Stages 5 & 6a**  
 Amberton Estate, EGLINTON  
 for: Stockland 

**NOTES**  
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**Scale 1:1500 @ A3**

 NORTH

0 15 30 45 60 75 metres

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