

APRICOT ROAD

LEEWARD AVENUE

BOLE LANE

MAJORELLE WAY

BISQUE STREET

CELESTE STREET

### DETAILED AREA PLAN PROVISIONS:

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 16' development within the Amberton Estate, Eglinton (WAPC Ref: 147908 and 149734).

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes (R-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	R40
c) Minimum Open Space:	35%	35%	30%
d) Minimum Outdoor Living Areas*:	Open space may only be reduced in accordance with this DAP subject to the Outdoor Living Area having a minimum area of:		
	24m <sup>2</sup>	24m <sup>2</sup>	20m <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 R Codes, and constitute deemed to comply requirements pursuant to the R-Codes.

#### 2. BUILDING SETBACKS

a) Primary Dwelling Orientation	Minimum
i. Primary Street 'R25':	3.0m**
ii. Primary Street 'R30':	2.0m**
iii. Primary Street 'R40':	2.0m**

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

Other Setbacks	Minimum
b) Secondary Street:	1.0m
c) Garage Setbacks: (Refer Provision 8)	
i. Front Loaded DAP Lots:	4.5m
ii. Rear Laneway – DAP Lots 353-357 and 359:	1.0m
iii. Rear Laneway – DAP Lot 358:	1.5m
iv. Side Boundary:	Nil
d) Rear Laneway (all structures including fencing):	
i. DAP Lots 353-357 and 359:	1.0m
ii. DAP Lot 358:	1.5m

e) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of R30 & R40 coded lots and DAP Lots 1051 and 1052 on both side boundaries for the length of both boundaries behind the front setback (except for Secondary Street boundaries) for a maximum height of 3.5m.
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#### 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) Dwellings on nominated 'corner lots' must address both the Primary and Secondary Streets. The design of dwellings 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.

NB. Side return relates to the portion of the dwelling which addresses the Secondary Street.

c) Where possible dwellings are to be designed to take advantage of northern solar orientation.

#### 4. VEHICULAR ACCESS and GARAGES

a) 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.

b) 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

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:

- DAP Boundary
- R25 Coding
- R30 Coding
- R40 Coding
- Public Open Space
- No Vehicle Access Permitted
- Retaining Wall
- Footpath
- Primary Dwelling Orientation
- Corner Lot Design
- Designated Garage Location

### LOCATION PLAN:



### 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  
City of Wanneroo

Date: 2/10/15

### NOTES

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### NORTH

Scale 1: 750 @ A3

COMPILED: CDP, MAPS, COSSILL WEBLEY	DRAWN BY: RF
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# Detailed Area Plan - No. 1

## - Eglinton (Stage 16)

Amberton Estate, EGLINTON  
for: Stockland

