LEGEND:

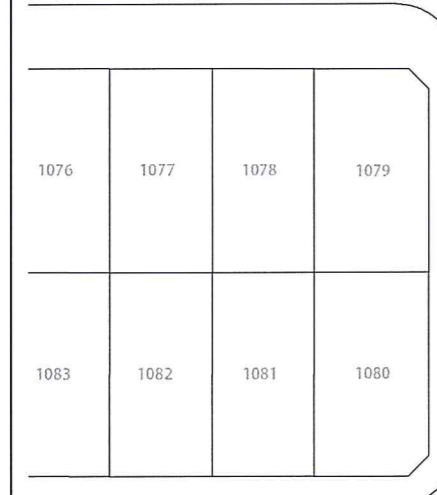- ---- DAP Boundary
- R25 Coding
- R40 Coding
- Public Open Space
- ---- No Vehicle Access Permitted
- Retaining Wall
- Footpath
- ← Primary Dwelling Orientation
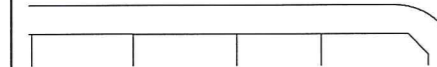- ← Corner Lot Design
- ⊠ Designated Garage Location

LOCATION PLAN:

MARMION AVENUE
CINNABAR DRIVE

ROAD

QUE STREET

Lots subject to Detailed Area Plan

DETAILED AREA PLAN R-CODE VARIATIONS:

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 18' 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	R40
c)	Minimum Open Space:	35%	30%
d)	Minimum Outdoor Living Areas*:	24m²	20m²

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 'R40':	2.0m**

NB. **Average Primary Street Setbacks do not apply

Other Setbacks	Minimum
b) Secondary Street:	1.0m
c) Garage Setbacks:	
i. Front Loaded DAP lots greater then 25m deep:	4.5m (refer provision 4.b)
ii. Front Loaded DAP lots 25m deep or less:	3.5m (refer provision 4.b)
iii. Laneway:	1.0m
iv. Side Boundary:	Nil
d) Laneway (all structures including fencing):	1.0m
e) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of R40 coded lots and DAP Lots 966-968 and 1176 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.

3. BUILDING FORM & ORIENTATION

a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street or Public Open Space (whichever is applicable), 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 or Public Open Space.

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.

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: 25/9/14
City of Wanneroo

DETAILED AREA PLAN No.3 -EGLINTON (STAGE 18)
Amberton Estate, EGLINTON
for: Stockland

Amberton

Stockland

NOTES

NORTH		Scale 1:1000 @ A3	
		0 10 20 30 40 50 metres	
COMPILED: DPS, MAPS, COSSILL WEBLEY		DRAWN BY: RF	
DATE: 27/05/2014		REVISED: 15/09/2014	
GRID: PCG 94		DATUM: AHD	
DRAWING NUMBER: OSAEG-4-014a		JOBCODE: OSAP313+	
FILE ID: M:\OSAEG\BASE\DAP\OSAEG-4-014a.dgn			

Copyright Development Planning Strategies. No part of this plan may be reproduced in any form without prior consent from DPS. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Carriageways depicted on plan are diagrammatic only.

DPD 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