

**DETAILED AREA PLAN PROVISIONS**

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 19' 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
c) Minimum Open Space*:	35%
d) Minimum Outdoor Living Areas**:	24m <sup>2</sup>

NB.

\* A reduced minimum Open Space of 35% is subject to the minimum Outdoor Living Area, as prescribed in provision 1 d), being achieved. If the minimum Outdoor Living Area prescribed in provision 1 d) is not achieved, minimum Open Space shall be as per the R-Codes.

\*\*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
Primary Street 'R25':	3.0m***

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 than 25m deep:	4.5m <sup>(refer Provision 4b)</sup>
ii. Front Loaded DAP lots 25m deep or less:	3.5m <sup>(refer Provision 4b)</sup>
iii. Side Boundary:	Nil

d) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of DAP Lots 1447-1449 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. 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 GARAGE**

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.

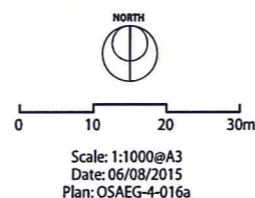
b) Clothes drying and storage areas, and ground based hot water storage tanks are to be screened from public view.



**DETAILED AREA PLAN No. 4**

Eglinton (Stage 19)

Oceanscapes Alliance



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