

DETAILED AREA PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 20A' development within the Amberton Estate, Eglinton (WAPC Ref: 147908, 149734 and 150243).

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) DPS 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 being located on the northern or eastern boundary of the lot having a minimum area of:		
	24m ²	24m ²	20m ²

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:	
i. Front Loaded - Single garage house design:	4.5m (Refer Provision 4.3)
ii. Front Loaded - Double garage (tandem configuration) house design:	2.5m (Refer Provision 4.4)
iii. Front Loaded - Double garage house design for DAP lots greater than 26.5m deep:	4.5m (Refer Provision 4.5)
iv. Front Loaded - Double garage house design for DAP lots 26.5m deep or less:	3.5m (Refer Provision 4.6)
v. Side Boundary:	Nil

NB. The depth of Lot 1207 is determined by referencing the shorter side of the lot.

d) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of R30 and R40 coded lots 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 GARAGES

a) Garage/carport locations are subject to the location of Infrastructure services.

b) Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

c) Notwithstanding 4(b) above, Lots 1209, 1244 & 1304 can have front loaded garages/carports located up to a maximum of 1.5m in front of the main part of the dwelling.

d) Designated driveways apply as identified on the Detailed Area Plan.

e) Designated garage locations apply to some lots as identified on the Detailed Area Plan, referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

f) Driveways for Lots 1207, 1208 & 1209 are not required to be designed for two way access.

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.

6. QUIET HOUSE DESIGN REQUIREMENTS

a) As defined in the Acoustic Assessment (July 2014) prepared by Herring Storer Acoustics, the following Quiet House design packages apply:

- Package A to the ground floor and Package B+ to the first floor for DAP Lot 1227; and
- Package A to both floors for DAP Lot 1227.

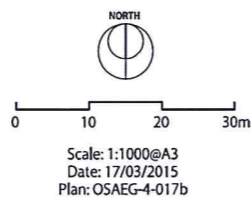
b) Details of the Quiet House Design packages are provided in Attachment 1.



DETAILED AREA PLAN No. 5

Eglinton (Stage 20A)

Oceanscapes Alliance



A 28 Brown St, East Perth WA 6004
P (08) 9325 0200
E info@creativepd.com.au
W creativepd.com.au



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QUIET HOUSE DESIGN PACKAGES FOR RESIDENCE AS NOTED ON THE DAP

For those residence exposed to traffic noise emanating from Marmion Avenue, the deemed to satisfy Quiet House Design requirements are as outlined below.

AREA TYPE	ORIENTATION	PACKAGE A
Bedrooms	Facing Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves No external doors No vents to outside walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves 35mm (min) solid core front door with acoustic seals Sliding doors to be fitted with acoustic seals No vents to outside walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6mm glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements

AREA TYPE	ORIENTATION	PACKAGE B
Bedrooms	Facing Road	Casement or awning windows with 10.38mm laminated glass Enclosed eaves No external doors No vents to outside walls/eaves Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements
Living and Work Areas	Facing Road	Casement or awning windows with 10.38mm laminated glass Enclosed eaves No vents to outside walls/eaves Sliding doors to be fitted with acoustic seals 40mm (min) solid core front door with acoustic seals Mechanical ventilation / air conditioning
	Side-on to Road	Casement or awning windows with 6.38mm laminated glass Enclosed eaves Mechanical ventilation / air conditioning
	Away from Road	No Requirements

Notes :

1. Package B+ is as for Package B but with reduced window areas (Maximum of 2m²) for bedroom windows facing Marmion Avenue.
2. Alternative constructions are acceptable, provided they are assessed to comply with the internal acoustic criteria as outlined in State Planning Policy 5.4 and a report is submitted by a suitably qualified acoustic consultant.