

DETAILED AREA PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 20B' 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

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| a) District Planning Scheme No. 2 Zoning: | 'Urban Development' |
| b) R-Coding: | R40 |
| c) Minimum Open Space: | 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 and having a minimum area of: 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

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| a) Primary Dwelling Orientation | Minimum |
| i. 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 ¹ (refer provision 412) |
| ii. Front loaded - Double garage (tandem configuration) house design: | 2.5m ¹ (refer provision 412) |
| iii. Front Loaded - Double Garage house design for lots 25m deep or less: | 3.5m ¹ (refer provision 412) |
| iv. Front Loaded - Double Garage house design for lots greater than 25m deep: | 4.5m ¹ (refer provision 412) |

NB. The depth of Lots 1235 - 1237, 1754 & 1757 is determined by referencing the shorter side of the lot.

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| d) Boundary Walls (Parapets): | Boundary walls (parapet) are permitted to ground floors 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) 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.

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

4. VEHICULAR ACCESS and GARAGES

- Garage/Carport locations are subject to the location of infrastructure services.
- Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- A designated garage location applies to Lot 1763 as identified on the DAP, referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

5. 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.

6. QUIET HOUSE DESIGN REQUIREMENTS

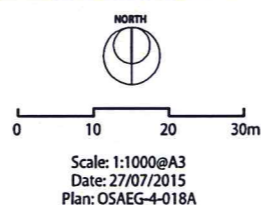
- As defined in the Acoustic Assessment (July 2014) prepared by Herring Storer Acoustics, the following Quiet House design packages apply:
 - Package A to the ground floor and Package B+ to the first floor for DAP Lot 1231;
 - Package A to the ground floor and Package B to the first floor for DAP Lots 1232 & 1754;
 - Package A to both floors of DAP Lots 1233, 1234, 1245, 1241, 1763 & 1762;
 - Package B to both floors of DAP Lots 1760 & 1761; and
 - Package B+ to both floors of DAP Lots 1755 - 1759.
- Details of the Quiet House Design packages are provided in Attachment 1.



DETAILED AREA PLAN No. 6

Eglinton (Stage 20B)

Oceanscapes Alliance



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