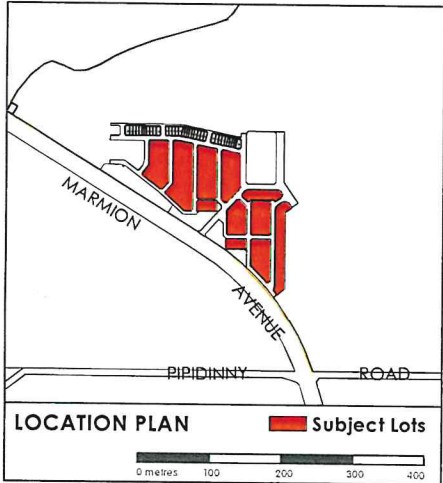




LEGEND

- lot boundary
- no vehicle access
- veranda/ portico locations
- * Quiet house design package A, B or B+ required (refer to acoustic report)
- development frontage/ orientation
- R20 density coding
- R30 density coding
- R40 density coding



This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2.

[Signature]
Manager, Approval Services
City of Wanneroo

30/8/19
Date

LOCAL DEVELOPMENT PLAN PROVISIONS - NORTH EGLINTON

Lot Types	Lot Types	Density Coding	Minimum Open Space
7.5m x 30m	A/G	R40	25%
10/12.5m x 30m	B/H	R40	25%
12.5m x 30m	C	R30	30%
15m x 30m	D	R30	30%
17m x 30m	E	R20	40%
15m x 20m	F	R40	25%

General Provisions

The following standards are deemed to meet the relevant 'Design Principles' of the R-Codes and do not require consultation with adjoining landowners. The requirements of DPS 2 and the R-Codes shall be satisfied in all other circumstances.

Orientation	- except where notated on this local development plan, all dwellings must be orientated toward the primary street.
Incidental Development	- if outbuildings and/or ancillary accommodation are proposed, then they must be constructed in materials and style to match the dwelling when visible from the public realm.
Dwelling & Buildings - lot boundary setback	- minimum 1.0m to walls with minor openings, and/or walls with major openings which are entirely obscured by a boundary fence (top of window less than 1.8m above NGL).
Average Setback	- there is no average front/primary street setback requirement for lots subject to this local development plan.
Garage Side Setback	- nil (excluding secondary streets for corner lots)
Lot 115 - 121 Abutting Public Open Space	- shall provide at least one major opening to a habitable room fronting the POS which has a clear and unobstructed view for surveillance purposes. - The major opening shall not be obstructed by a solid boundary fence.

Building Setbacks

Lot Types A & B (R40)

Dwelling Primary Street	- 2.0m minimum
Veranda/Portico	- 1.0m minimum
Outdoor Living Area	- minimum area 20m². - minimum dimension 4.0m. - maximum two-thirds may be enclosed by a permanent roof cover.
Dwelling & Buildings - lot boundary walls	- Walls not higher than 3.5m with an average of 3.0m for the full length of two boundaries behind the front setback line are permitted (excludes secondary sheets).
Dwelling & Buildings - laneway setback	- minimum 1.0m

Building Setbacks

Lot Types C, D & E (R20/R30) and Lot Type F (R40)

Dwelling Primary Street	- 3.0m minimum
Veranda/Portico	- 1.0m minimum
Outdoor Living Area	- minimum area 24m². - minimum dimension 4.0m. - maximum two-thirds may be enclosed by a permanent roof cover.
Dwelling & Buildings - rear setback	- minimum 1.0m
Garage Front Setback	- minimum 4.5m setback (footpath located on verge) - minimum 3.5m setback (no footpath located on verge) - Garages shall be located a minimum of 0.5m behind the dwelling alignment.

Building Setbacks

Lot Types G & H (R40)

Dwelling Primary Street	- 2.0m minimum
Veranda/Portico	- 1.0m minimum
Outdoor Living Area	- minimum area 20m². - minimum dimension 4.0m. - maximum two-thirds may be enclosed by a permanent roof cover.
Dwelling & Buildings - lot boundary walls	- Boundary Walls are permitted to both side boundaries (excluding secondary street boundaries) providing that the boundary wall is behind the street setback line. There is no maximum length restrictions for boundary walls provided the walls do not exceed 7.0m in height.
Dwelling & Buildings - building heights	- Building heights, including top of boundary walls will comply with Table 3 (Category B) of the Residential Design Codes, excepting that the top of external walls (roof above) is permitted to a maximum of 7.0m.
Dwelling & Buildings - lane way setback	- minimum 1.0m - driveways from a laneway may be closer than 0.5m from a side boundary
Visual Privacy	- No visual provisions apply
Overshadowing	- No maximum overshadowing applies to these lot types



CADASTRAL INFORMATION
SOURCE: MNG
YYMDD: 140312
DWG REF: 97504lots-9999
PROJECTION: MGA50

robertsday.com.au



SIZE A3
1:2500
0 25 50 75 100 125 metres

U INCLUDE G & H TYPES
T WANEROO MODIFICATIONS
S TEXT MODIFICATIONS
R BOUNDARY WALL & BUILDING HEIGHT MODS
Q ACCORD WITH WAPC APPROVAL 155479
P TEXT MODIFICATIONS
REV DESCRIPTION

180827 II DP
180817 II DP
180730 II DP
180720 II DP
171103 SB DP
150317 RF DP
YYMDD DRAWN APPRD

LOCAL DEVELOPMENT PLAN (No.1) - STAGES 1 & 2
North Eglinton
City of Wanneroo

REF NO. SAT EGL
DRAW NO. RD1 402
REV. U

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY