



- 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
 - R25 density coding
 - R30 density coding
 - R40 density coding

DETAILED AREA PLAN PROVISIONS - NORTH EGLINTON			
Lot Types	Dimensions	Density Coding	Minimum Open Space
A	7.5m x 30m	R40	25%
B	10m x 30m	R40	25%
C	12.5m x 30m/32m	R25/R30	30%
D	15m x 30m	R25	30%
E		not applicable	
F	15 x 20m	R30	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	- 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 detailed area plan.
Garage Side Setback	- nil (excluding secondary streets for corner lots)

Building Setbacks	
Lot Types A & B (R40)	
Dwelling Primary Street	- 2.0m minimum
Veranda/Portico	- 1.0m minimum
Outdoor Living Area	- minimum area 20m ² . - 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 only (R25/R30) and Lot Type F (R30)	
Dwelling Primary Street	- 3.0m minimum
Veranda/Portico	- 1.0m minimum
Outdoor Living Area	- minimum area 24m ² . - 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.

This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No.2.

 Manager, Planning Implementation
 City of Wanneroo

 Date: 9/9/15



CADAstral INFORMATION
 SOURCE: MNG
 YMMDD: 150317
 DWG REF: 97504lots-9999n
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YMMDD: NA

SIZE A3
 1:2000
 0 metres 20 40 60 80 100

REV	DESCRIPTION	DATE	DRAWN	APPRD
C	DENSITY AND PLAN MODS	150803	RF	DP
B	ADD STAGE BOUNDARIES	150724	SB	DP
A	BASE PLAN SAT EGL RD1 404A	150713	SB	DP

DETAILED AREA PLAN No. 2
North Eglinton
 City of Wanneroo

REF NO. **SAT EGL** DRAW NO. **RD1 405** REV. **C**

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