

## **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 oriented 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

ROAD

Minimum Open Space

30%

30%

40%

25%

25% \*NB1

- 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)

Lots Abutting Public Open Space

- Lots 257-262, 264-269, 356-362 & 480-483 abutting Public Open Space (POS) 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

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	- Boundary Walls are permitted to both side boundaries		
	<ul> <li>Where located behind the primary setback line, boundary walls are permitted to both side boundaries with no maximum length for wall height 7.0m or less.</li> </ul>		
Dwelling & Buildings			
- building heights	<ul> <li>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.</li> </ul>		
Dwelling & Buildings			
- lane way setback	- minimum 1.0m		
	<ul> <li>driveways from a laneway may be closer than 0.5m from a side boundary</li> </ul>		
Visual Privacy	- No visual provisions apply		
Overshadowing	- No maximum overshadowing for wall height 7.0m or less		

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	- minimum 1.0m
- rear setback	
Garage Front Setback	- minimum 4.5m setback (footpath located on verge)
	<ul> <li>minimum 3.5m setback (no footpath located on verge)</li> </ul>
	- Garages shall be located a minimum of 0.5m behind the dwelling

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**Dwelling Primary Street** 

- 2.0m minimum

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Veranda/Portico

- 1.0m minimum

Open Space

- 10% of lot or 20m2 whichever is greater.

- minimum dimension 3 0m

- maximum 30% may be enclosed by a permanent roof cover.

\*NB1: Supersedes minimum open space requirements in Lot Type Table.

**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 no exceed 7.0m in height.

Lot Types C, D & E (R25/R30) and Lot Type F (R30/R40)

**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

LOCAL DEVELOPMENT PLAN No.3 (AMENDMENT NO.2)

REF NO.

SAT EGL

boundary

Visual Privacy - No visual provisions apply

- No maximum overshadowing applies to these lot types Overshadowing

LANDCORP Partnering

**Typical Dimensions** 

10m/12.5m x 30m

10.5m/12.5m x 30m

17m/18m x 25m/27m

12.5m/15m x 25m/27m

17m/20m x 30m

14.5m/15m x 20m

7.5m x 30m

10 5m x 32m

15m x 30m

CADASTRAL INFORMATION SOLIRCE: MNG DWG REF: 97504pr-015n PROJECTION: PCG94

AFRIAL PHOTOGRAPH YMMDD: NA



E UPDATE CODING AND PROVISIONS
D MODS TO PROVISION AND PLAN UPDATES

181004 SB 180806 YYMMDD DRAWN APPR'D

North Eglinton City of Wanneroo DRAW NO. REV.

RD1 406

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

NO VEHICLE ACCESS

R40 DENSITY CODING

VERANDA/ PORTICO LOCATIONS

QUIET HOUSE DESIGN PACKAGE A, B OR B+

REQUIRED (REFER TO ACOUSTIC REPORT)

R20 DENSITY CODING

**R25 DENSITY CODING** 

R30 DENSITY CODING

LOT TYPE TABLE

Lot Types

B/H

D



SUBJECT LOTS

**LOCATION PLAN** 

**Density Coding** 

R40

R25/R30

R25/R30

R20/R25

R30/R40