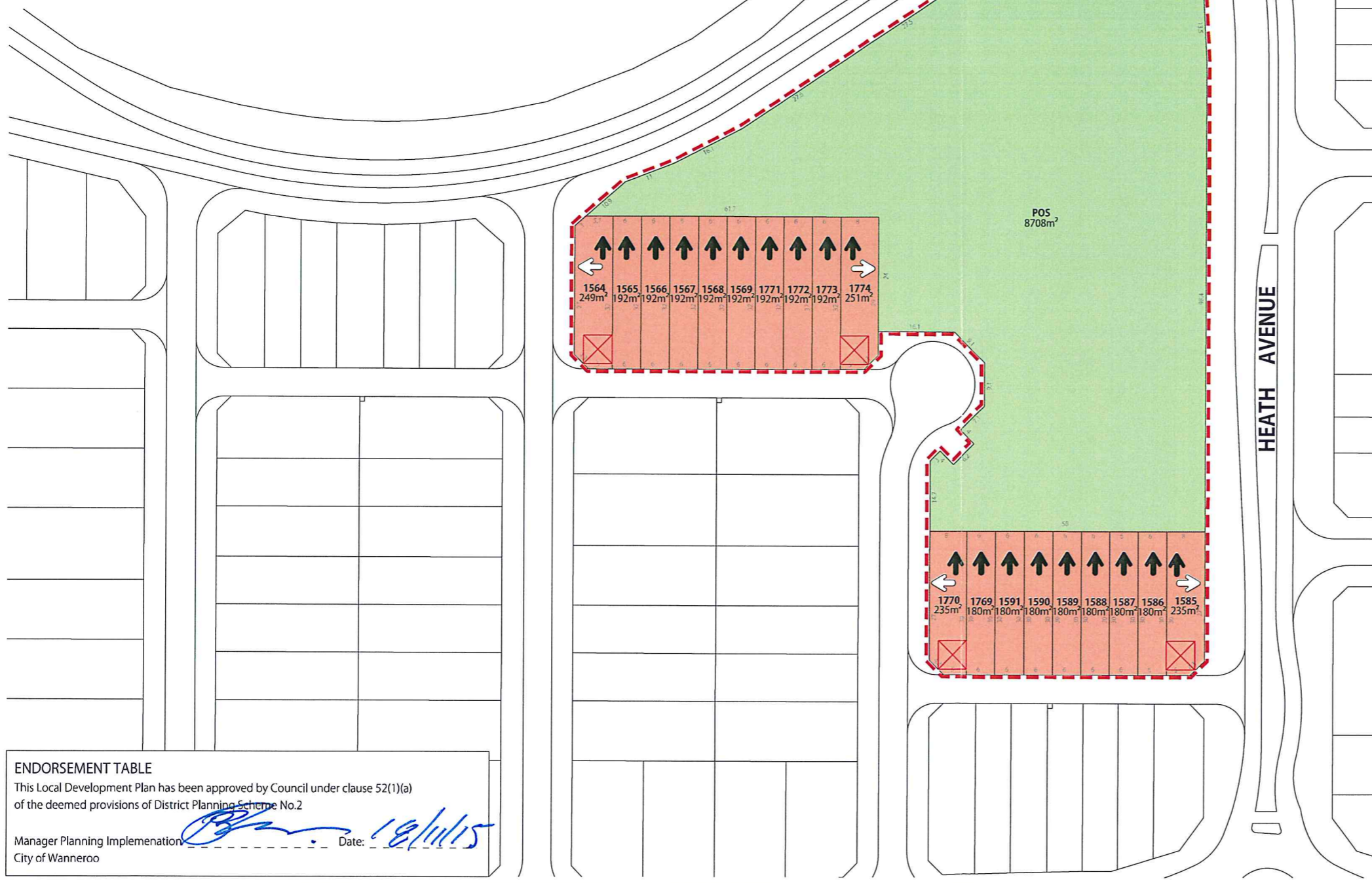


LEGEND

- LDP Boundary
- R60 Coding
- Public Open Space
- Primary Dwelling Orientation
- Corner Lot Design
- Designated Garage Location

LOCATION PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 24' development within the Amberton Estate, Eglington (WAPC Ref: 151425)

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) District Planning Scheme No. 2 Zoning:	'Urban Development'
b) Minimum Open Space:	30%

The following standards represent variations to the R-Codes, and constitute deemed-to-comply requirements pursuant to the R-Codes.

2. BUILDING SETBACKS

Primary Dwelling Orientation	Minimum
a) Public Open Space:	2.0m*

*NB. Average Primary Dwelling Orientation setbacks do not apply.

Other Setbacks	Minimum
b) Secondary Street:	1.0m
c) Garage Setbacks:	1.0m
d) Rear Laneway (all structures including fencing):	1.0m
e) Balcony Setback:	1.0m*
f) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground and upper floors on both side boundaries for the length of both boundaries, up to 6m for pitched roof and up to 7m for concealed roof behind the front primary setback.

*Where screening or a solid wall is provided, a nil boundary setback is permitted to one side only.

3. BUILDING FORM & ORIENTATION

a) The design of dwellings shall include an articulated front elevation in the direction of the Public Open Space, pursuant to the 'Primary Dwelling Orientation' arrow shown on the Local Development Plan. The front elevation shall consist of at least one major opening overlooking the Public Open Space.

b) The design of dwellings on nominated 'corner lots' shall include a side return which has at least one major opening facing the direction of the Secondary Street or Public Open Space. 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.

4. VEHICULAR ACCESS and GARAGES

a) Designated garage/carport locations apply to some lots as identified on the Local Development Plan; this referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls. All other garage/carport locations will be subject to the location of infrastructure services, dedicated on-street parking bays and Estate landscaping and fencing.

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.

ENDORSEMENT TABLE

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

Manager Planning Implementation: Date: 18/11/15

City of Wanneroo



LOCAL DEVELOPMENT PLAN No.10 - Stage 24

Amberton Estate, EGLINTON

for: Stockland



NORTH

Scale: 1:1000@A3
Date: 09/11/2015
Plan: OSAEG-4-023b

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