

LEGEND

- LDP Boundary
- R25 Coding
- Public Open Space
- Retaining Walls
- Designated Garage Location
- Primary Dwelling Orientation
- Corner Lot Design

LOCATION PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 21A & 22A' development within the Amberton Estate, Eglinton (WAPC Ref: 147908, & 151578)

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

		'Urban Development'	
a) DPS No.2 Zoning:			
b) R-Coding:		R25	R40
c) Minimum Open Space:		35%	30%
d) Minimum Outdoor Living Areas:		Open space may only be reduced in accordance with this LDP subject to the Outdoor Living Area being located on the northern or eastern boundary of the lot having a minimum area of:	
		24m ²	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

a) Primary Dwelling Orientation	Minimum
i. Primary Street 'R25':	3.0m*
ii. 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 ^(refer provision 4b)
	ii. Front Loaded – Double garage (landem configuration) house design:	2.5m ^(refer provision 4b)
	iii. Front Loaded – Double garage house design for lots 25m deep or less:	3.5m ^(refer provision 4b)
	iv. Front Loaded – Double garage house design for lots greater than 25m deep:	4.5m ^(refer provision 4b)
v. Side Boundary:	Nil	
d) Boundary Walls (Parapets):	Boundary walls (parapet) are permitted to ground floors of R40 coded lots and LDP Lots 984-985 & 992 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.	

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
 a) Designated garage locations apply to some lots as identified on the Local Development Plan, 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.
 b) Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

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 all the Deemed Provisions of District Structure Plan No.2

Manager Approval Services Date: 2/4/2020
 City of Wanneroo



LOCAL DEVELOPMENT PLAN No.8
 EGLINTON (STAGE 21A & 22A)
 An Oceanscapes Alliance Project

NORTH
 Scale: 1:1500 @ A3
 0 15 30 45m
 PLAN: OSAEG-4-024C REVISION: C
 DATE: 24/02/2020 DRAWN: JP
 PROJECTION: PG 94 PLANNER: CH
 DATUM: AHD CHECK: CH



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