

LEGEND

- LDP Boundary
- R25 Coding
- Corner Lot Design
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location

LOCATION PLAN



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 Approval Services: Date: 21/12/17
 City of Wanneroo

LDP PROVISIONS

The provisions addressed below and accompanying plan relate to the WAPC approved 'Stage 23' development within the Ambernton Estate, Eglinton (WAPC Ref: 151578 and 149734).
 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) R-Coding:	R25
c) Minimum Open Space:	35%
d) Minimum Outdoor Living Areas*:	Open space may only be reduced in accordance with this LDP subject to the Outdoor Living Area having a minimum area of: 24m ²

NB. *Outdoor living areas shall be located on the northern or eastern boundary of the lot.

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**

NB. **Average Primary Street Setbacks do not apply

Other Setbacks	Minimum
b) Secondary Street:	1.0m
c) Garage Setbacks: (R25 Provision 4)	
i. Front loaded LDP Lots greater than 25m deep:	4.5m
ii. Front loaded LDP Lots 25m deep or less:	3.5m
iii. Side Boundary:	Nil
d) Boundary walls (parapets):	Boundary walls (parapets) are permitted on both side boundaries for the length of both boundaries behind the front setback (except for Secondary Street boundaries) to ground floors of LDP lots with a lot area of 300m ² or less.

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/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.

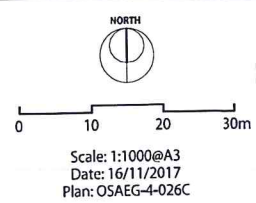
b) Front loaded garages/carports and supporting structures are to be located at least 0.5m behind the main part of the dwelling.

5. INCIDENTAL DEVELOPMENT

a) Outbuildings are to be screened from public view, unless constructed from the same materials as the dwelling.



LOCAL DEVELOPMENT PLAN No. 11
 EGLINTON (Stage 23)
 An Oceanscapes Alliance Project



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