

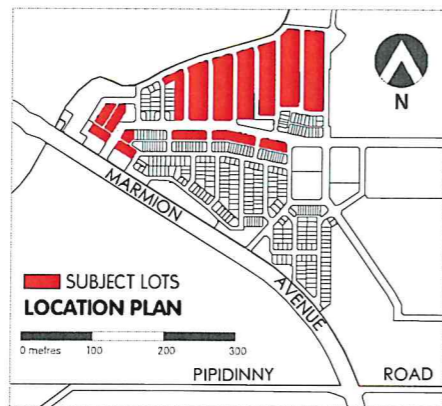
This Local Development Plan has been approved by Council under Clause 52(1)(a) of the deemed provisions of District Planning Scheme No.2.


 Manager, Approval Services
 City of Wanneroo


 Date



- LEGEND**
- LOT BOUNDARY
 - NO VEHICLE ACCESS
 - VERANDA/ PORTICO LOCATIONS
 - R20 DENSITY CODING
 - R25 DENSITY CODING
 - R30 DENSITY CODING
 - R40 DENSITY CODING
 - QUIET HOUSE DESIGN PACKAGE A, B OR B+ REQUIRED (REFER TO ACOUSTIC REPORT)



Lot Types	Typical Dimensions	Density Coding	Minimum Open Space
A / G	7.5m x 30m	R40	25% *NB1
B / H	10m/12.5m x 30m	R40	25% *NB1
C	10.5m/12.5m x 30m		
	10.5m x 32m	R25/R30	30%
D	15m x 30m		
	17m/18m x 25m/27m	R25/R30	30%
E	17m/20m x 30m	R20/R25	40%
F	14.5m/15m x 20m		
	12.5m/15m x 25m/27m	R30/R40	25%

LOCAL DEVELOPMENT PLAN PROVISIONS - NORTH EGLINTON

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 - 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 fence.

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	- Boundary Walls are permitted to both side boundaries - 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.
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 boundary
Visual Privacy	- No visual provisions apply
Overshadowing	- No maximum overshadowing for wall height 7.0m or less

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

Lot Types G & H (R40)	
Dwelling Primary Street	- 2.0m minimum
Veranda/Portico	- 1.0m minimum
Open Space	- 10% of lot or 20m ² 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 not exceed 7.0m in height.
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 boundary
Visual Privacy	- No visual provisions apply
Overshadowing	- No maximum overshadowing applies to these lot types



CADASTRAL INFORMATION
 SOURCE: MING
 YYYYMMDD: 160811
 DWG REF: 97504pr-015n
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYYYMMDD: NA



E UPDATE CODING AND PROVISIONS 161004 5B DP
 D MODS TO PROVISION AND PLAN UPDATES 160806 II DP
 REV DESCRIPTION YYYYMMDD DRAWN APPR'D

LOCAL DEVELOPMENT PLAN No.3 (AMENDMENT NO 2)
 North Eglinton
 City of Wanneroo

REF NO. DRAW NO. REV.
 SAT EGL RD1 406 E