

**Local Development Plan
Lot 50 Wandoo Way, Eaton**

The provisions of the Shire of Dardanup Town Planning Scheme No. 3 (TPS3) and State Planning Policy 3.1 Residential Design Codes (R-Codes) apply.

Residential Design Code

The R-Code applicable to these lots is R20. Development approval is not required for development of a dwelling and associated structures on each part of Lot 50 (Lots 1 - 8), that satisfies the requirements of the R-Codes and is consistent with the requirement of this Local Development Plan.

Streetscape

1. Fence along Wandoo Way to be a maximum 1.2m high limestone wall with limestone piers and visually permeable infill up to 1.8m in height.
2. Fence along Peninsula Lakes Drive and Eaton Drive to be a maximum 1.5m high Colorbond with limestone piers and visually permeable infill up to 1.8m in height.

Setbacks

All development to comply with the Residential Design Codes.

Design Elements

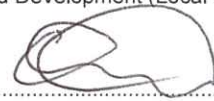
1. The design of dwellings shall include an articulated primary orientation in the direction of the 'Primary Orientation' arrow shown on the Local Development Plan. The primary orientation shall consist of at least one major opening.
2. Lots 1 and 8 are required to suitably address the adjacent street in the direction of the 'Secondary Orientation' arrow and shall feature similar materials, colours and articulation consistent with the primary street elevation with clothes-drying areas screened from view from both streets.
3. Verandahs, pergolas, patios or the like on the primary and secondary orientation (where applicable) shall be constructed as an integral part of the dwelling and be constructed in materials to complement the dwelling.

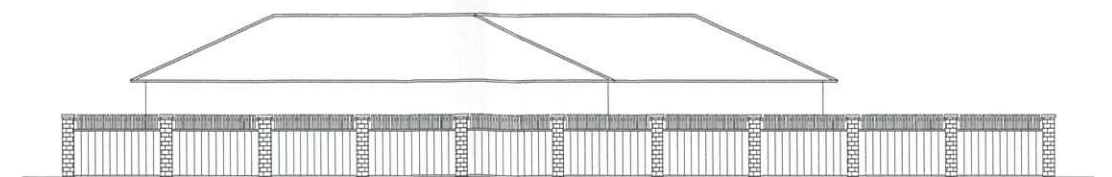
Materials Schedule

Bin Pad to be concrete

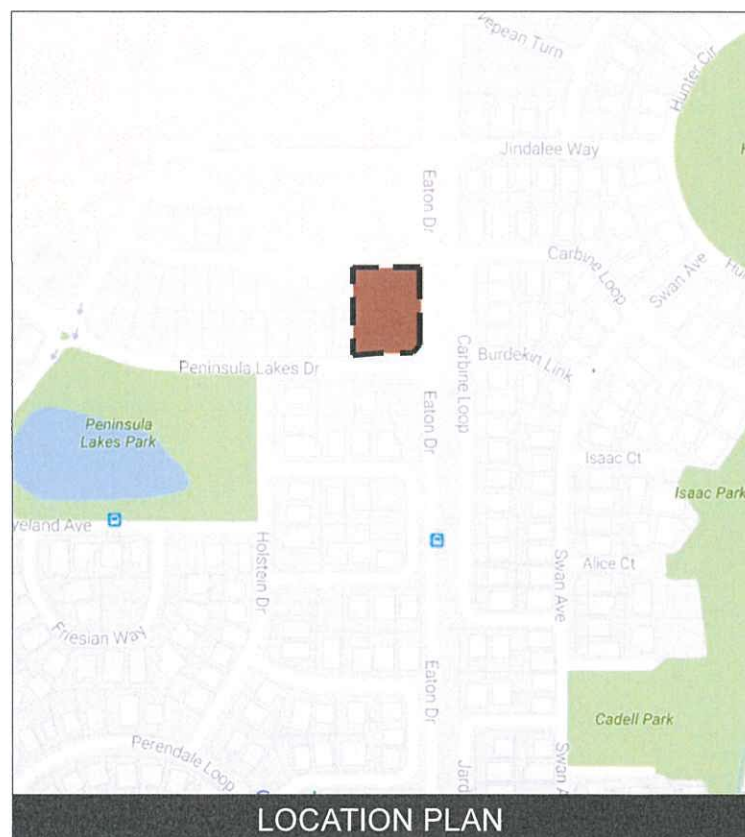
Approval

This LDP has been approved by the Shire of Dardanup pursuant to Schedule 2, Part 6, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.






Signature:  Date: 19-2-2018



Typical Elevation



LEGEND:

-  LDP Boundary
-  Designated Garage Location
-  No Vehicle Access
-  Primary Dwelling Orientation
-  Secondary Dwelling Orientation
-  Screen Wall
-  Indicative Lighting Locations to be provided by developer on common meter

LOCAL DEVELOPMENT PLAN

LOT 50 WANDOO WAY

EATON

Shire of Dardanup