



LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission approved subdivision development WAPC Ref: 161274 & WAPC Ref: 162066.

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2, Residential Design Codes (R-Codes) Volume 1 and Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD Codes) are to be satisfied.

Consultation with the adjoining or other landowners to achieve a variation to the R-Codes or R-MD Codes, as provided by this LDP, is not required.

The following LDP standards represent variations to the R-Codes and constitutes 'Deemed to Comply' requirements pursuant to the R-Codes:

- 1. BUILDING FORM & ORIENTATION**
  - a) Dwellings on lots that directly abut Public Open Space shall include at least one major opening to a habitable room overlooking the Public Open Space.
  - b) Dwellings that have two boundaries that directly abut Public Open Space shall include at least one major opening to a habitable room on each boundary that fronts the Public Open Space.
- 2. UNIFORM FENCING**
  - a) Uniform fencing that abuts Public Open Space is permitted to be solid fencing of a height of 1.2 metres but shall be visually permeable between a height of 1.2 metres to 1.8 metres.
  - b) Where uniform visually permeable fencing is provided by the developer, no modifications are to occur, aside from maintenance and repair in materials that are identical with those used in the original construction.
- 3. GARAGE LOCATIONS**
  - a) For lots identified on this LDP, vehicular access to onsite parking spaces is permitted from the primary street frontage, and garage locations may be provided where identified on this LDP.

LOCATION PLAN

LEGEND

- LDP BOUNDARY
- APPLICABLE SITES
- PUBLIC OPEN SPACE
- NO VEHICLE ACCESS
- UNIFORM ESTATE FENCING
- PREFERRED GARAGE/ DRIVEWAY LOCATION

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: City of Wanneroo

Date: 4 November 2024



LOCAL DEVELOPMENT PLAN No.21 EGLINTON  
WAPC Subdivision Reference: 161274 & 162066

