



LOCAL DEVELOPMENT PLAN PROVISIONS

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

All requirements, other than those as detailed within this Local Development Plan (LDP), of the City of Wanneroo District Planning Scheme No.2, State Planning Policy 3.1 – Residential Design Codes (R-Codes) 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. GENERAL PROVISIONS

a) R-Code	R40
-----------	-----

2. BUILDING FORM & ORIENTATION

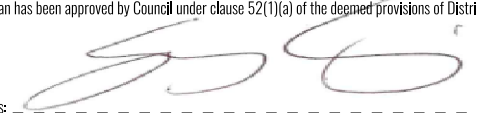
- a) Dwellings on lots that directly abut Public Open Space shall include at least one major opening to a habitable room (excluding bedrooms) overlooking the Public Open Space.
- b) Dwellings that have two boundaries that directly abut Public Open Space shall include at least one major opening to a habitable room (excluding bedrooms) on each boundary that fronts the Public Open Space.

3. 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.

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: **6 February 2023**

LEGEND

- - - LDP BOUNDARY
- R40 CODING
- POS/PEDESTRIAN ACCESS WAY
- NO VEHICLE ACCESS
- UNIFORM ESTATE FENCING



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

