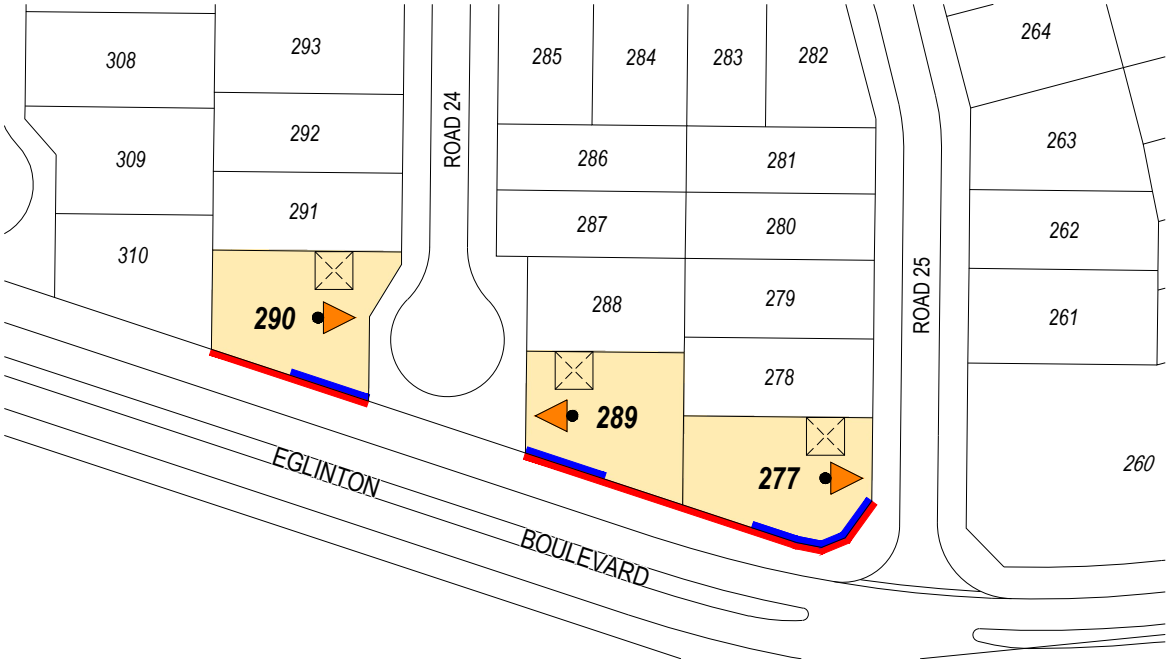
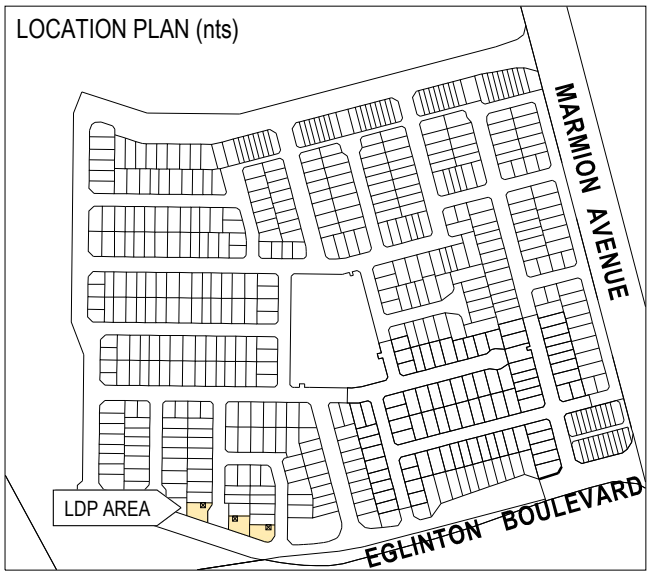
LOCAL DEVELOPMENT PLAN No.26





LEGEND

- LDP Area
- 1.2m high visually permeable fencing
- Vehicle Access Restriction
- Primary Dwelling Orientation
- Preferred Garage Locations

PRELIMINARY

The development standards contained in this Local Development Plan (LDP) apply in addition to those development requirements of the City of Wanneroo District Planning Scheme No.2, the Eglinton Local Structure Plan No.82 and any relevant planning policy (including Local Planning Policy 4.19 - Medium Density Housing Standards (LPP 4.19)) and the Residential Design Codes (R-Codes).

The provisions addressed below and accompanying plan relate to Condition 9 of the Western Australian Planning Commission's approved subdivision WAPC Ref: 162794.

Streetscape Interface

1. Primary street orientation shall be provided as identified in this LDP.
2. Dwellings shall have a minimum of one habitable room with a major opening that has clear view of the secondary street (Eglinton Boulevard) and its view not obstructed by visually impermeable fencing.
3. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from Eglinton Boulevard if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
4. The appearance of dwellings fronting Eglinton Boulevard shall minimise the extent of blank walls through the use of features such as glazing, alternative colours, finishes and textures and/or intrusions in the wall.

Visually Permeable Fencing

5. For secondary street boundaries, fencing is to be visually permeable above 1200mm behind the primary street setback, for a minimum 50% of the street boundary behind the primary street setback as identified on this LDP.

Vehicle Access

6. Vehicle access is restricted in the locations shown on this LDP.

Preferred Garage Location

7. Preferred garage locations should be provided where identified on this LDP.

Outdoor Living Area

8. Outdoor living areas are to be generally located within the rear portion of lots, away from visually permeable sections of fencing.

ENDORSEMENT TABLE

20 October 2023

Manager Approvals Services, City of Wanneroo — Date

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