

# Local Development Plan No.11














## Lot 594 Ranworth Road, Hocking

### Application of Local Development Plan

This Local Development Plan relates to the Western Australian Planning Commission subdivision approval WAPC Ref. No. 163726.

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme (DPS No.2) apply.

### Legend

-  Subject Site
-  Indicative Building Footprint
-  16.2m (min) Built Form Setback (Provision 1)
-  Primary Building Edge (Provision 2)
-  Primary Building Orientation (Provision 2a)
-  Indicative Pedestrian Connection (Provisions 3-5)
-  No Vehicle Access
-  SLA General Landscaping (Provisions 6-8)
-  Indicative Vehicle Access Point (full movement)
-  Vehicle Circulation (two-way)
-  Vehicle Circulation (one-way)
-  Service Areas, Storage and Loading Docks (Provisions 10 and 11)
-  Existing Bus Stop

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

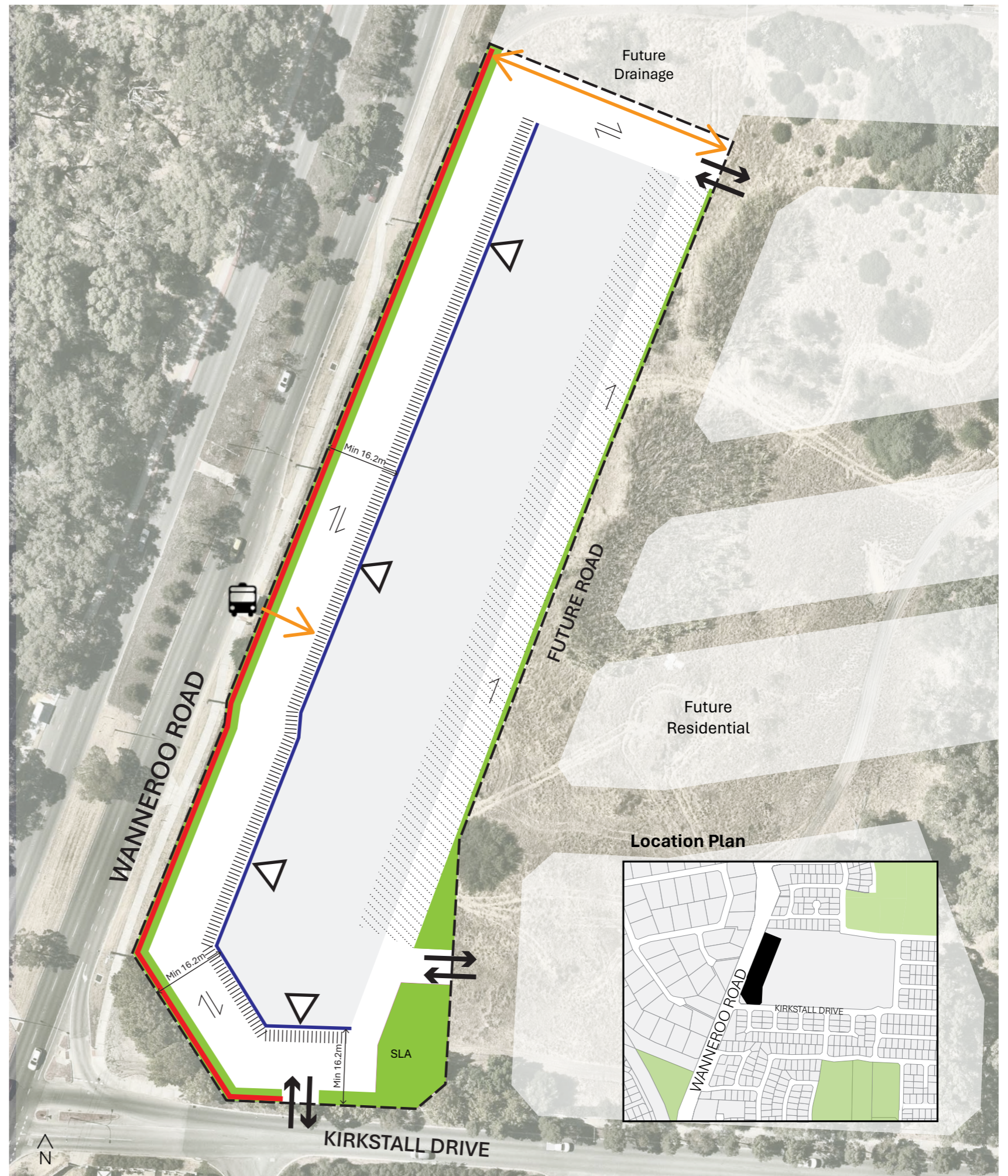


9 December 2024

Manager, Approval Services  
City of Wanneroo

Date

Note: The LDP depicts indicative building footprints only. Future proposed buildings are subject to detailed design as part of a development application.





## Planning and Development Standards

### Interface to Wanneroo Road and Kirkstall Drive

1. A minimum setback of 16.2 metres from Wanneroo Road / Kirkstall Drive to the primary building line (excluding awnings to provide opportunities for landscaping, parking and access).

### Primary Building Edge

2. The following requirements apply to building facades identified as a “Primary Building Edge”:
  - a) Oriented to address Wanneroo Road and Kirkstall Drive as applicable with patron access points into tenancies provided from this frontage.
  - b) Incorporate awnings to the Wanneroo Road and Kirkstall Drive facades for pedestrian weather protection. with Awnings are to have a minimum height clearance of 2.7m from footpath or pavement level and a minimum width depth of 2.0m.
  - c) Include a minimum of 2 of the following façade materials.
 

Rendered masonry	Face brickwork
Feature tiles	Aluminium cladding
Timber cladding (including weatherboard)	Stone cladding
In-situ concrete	
  - d) Include glazing for a minimum of 70% of the façade for each tenancy, below the awning.
  - e) Lighter colours shall be used for external walls and roofs to reduce heat absorption, with darker colours being used only as highlight features.
3. Pedestrian Connectivity A pedestrian connection providing access from the adjacent residential area through to Wanneroo Road is to be provided in the general location depicted on the Plan (or as otherwise approved). The design of adjacent buildings and landscaping treatments is to consider Crime Prevention Through Environmental Design (CPTED) principles to ensure adequate passive surveillance of the pedestrian connection.
4. The northern pedestrian connection should incorporate landscaping, inclusive of shade tree planting, to the satisfaction of the City.

5. There should be unimpeded access from the bus stop on Wanneroo Road to the development site in the general location depicted on the Plan.

### Landscaping

6. Landscaping comprising a minimum of 8% of the development site is to be provided in the general locations depicted on the Plan to assist with screening and/or to soften the presentation of carparking areas.
7. A minimum 3.0 metre landscape strip to be provided to the Wanneroo Road and Kirkstall Drive frontages in the general location depicted on the LDP unless otherwise approved by the City.
8. Landscaping of a more civic nature is recommended at the interface with Kirkstall Drive in the general location depicted on the Plan as a Special Landscape Area (SLA). This may feature a mix of shade trees and groundcovers in more formal arrangements, as well as hard structures such as seating and public art.

### Service Areas and Loading Docks

9. Loading docks, building service, storage and bin storage areas are to be located in the general area as depicted on the plan and screened from public view, by way of public art, screening battens, fencing and/or landscaping. The screening shall be located internal to the lot and designed in manner that presents an attractive streetscape. This is to be demonstrated at the development application stage.
10. Areas to the rear of buildings that are not required for loading docks, building services and storage shall be appropriately landscaped to the satisfaction of the City.

### Carparking

11. Public carparking areas are to be located adjacent the southern and western boundaries unless otherwise approved by the City. Landscaping in open car parking areas shall address the following:
  - a) Tree planting provided at a rate of not less than 1 tree for every 3 car parking bays and spaced evenly to provide shade along the Wanneroo Road interface.
  - b) To provide shade in summer and sunlight in winter, nominated tree species may include deciduous trees.
  - c) Tree species are to have a minimum tree canopy of 5 metres at maturity.