

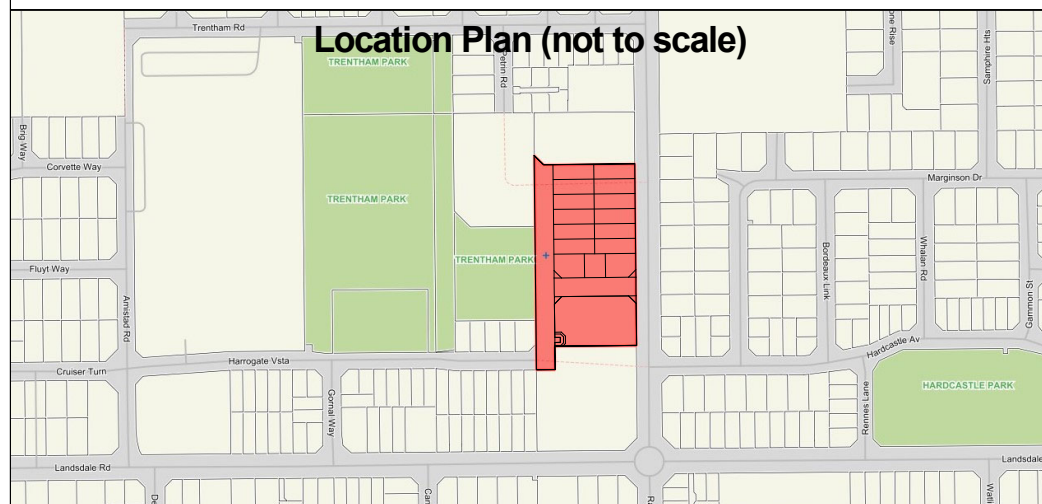
Local Development Plan Provisions

Preliminary

The provisions of the City of Wanneroo's District Planning Scheme No. 2, Local Structure Plan No. 7, Residential Design Codes and Local Planning Policy 4.19 Medium Density Housing Standards (R-MDs) are varied as detailed within this LDP. All other requirements are to be satisfied.


General Provisions

- 1. General**
 - a. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) and the East Wanneroo Cell 5 (Landsdale) Agreed Structure Plan 7 (ASP 7) apply.
- 2. Building Setbacks**
 - a. Nil building setbacks are permitted along the northern, eastern and western boundaries to enhance the streetscape interface.
- 3. Access and Egress**
 - a. Vehicular access (including service vehicles) to the subject site shall be accommodated via Rangeview Road. The exact location of the crossover is to be determined within the development application, with the support of a Traffic Impact Assessment.
- 4. Car Parking**
 - a. The on-site parking shall be provided in the areas as demonstrated on the LDP. Notwithstanding, the parking areas shall be screened from view via the use of buildings and/or landscaping.
- 5. Streetscape/Landscaping**
 - a. A detailed landscaping plan shall be provided as part of a development application, in accordance with the requirements of the City's District Planning Scheme No. 2. Notwithstanding this, the associated landscaping shall generally be consistent with the demonstrated landscaping areas and landscaping within the verge should include street trees as demonstrated.
- 6. Roof Treatments**
 - a. All roof services and plant shall be fully screened from view.
- 7. Façade Treatments**
 - a. Ground floor facades shall be glazed or provided with other transparent materials to a minimum area of 50% to the active frontages. Portions of the active frontages which are not glazed or finished with transparent materials shall be provided with varied materials, textures, colours or architectural features to create visual interest including, but not limited to:
 - Painted render;
 - Faced masonry brickwork;
 - Metal fascia panels;
 - Timber / weatherboard panels.
 Blank or unarticulated walls are not permitted.
- 8. Ground Floor Building Treatments and Activation**
 - a. The nominated facades are to be of a minimum 5.0m / 2 storey height as viewed from the adjacent streets and to include awnings to a minimum depth of 1.5m. Development shall also recognise the need for strong activation, with suitable active articulation at the street level. The design shall ensure an active appearance including shopfronts and building entrances. The ground level facade should be of a high standard with a predominantly glazed feel and provide a range of door access points to ensure a level of pedestrian access in the location. Awnings are required to all nominated active edges.
- 9. Street Trees**
 - a. Street trees are required to meet the following:
 - 1m from kerb edge, footpath mow strip/ garden edging and paved surfaces;
 - 1.5m from crossovers;
 - 2.5m from structures including (but not limited to) walls, built elements, signs, and streetlights;
 - 3.5m from side entry drainage pits;
 - Setback from property boundary is 2.7m offset.



- Legend**
- Lot subject to Local Development Plan
 - Indicative car park
 - - - Pedestrian access
 - Indicative tree locations
 - Active edge
 - Two storey / minimum 5.0m wall height facades at street boundary
 - Building envelope
 - Indicative landscaping

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

 13th February 2025

Manager Approval Services Date
13th February 2035

Local Development Plan Expiry Date: _____