



LEGEND

- INDICATIVE CARPARK & CIRCULATION AREA
- PRIMARY ACCESSWAY
- INDICATIVE FOOTPATHS
- LANDSCAPING UNDERTAKEN BY OTHERS
- INDICATIVE LANDSCAPING
- PARKING EMBAYMENTS (CONSTRUCTED BY OTHERS)
- INDICATIVE BUILDING FOOTPRINT
- INDICATIVE PLAZA SPINE
- INDICATIVE PEDESTRIAN LINKS
- INDICATIVE ACCESS POINTS
- AWNINGS
- PROPOSED SITE TRANSFORMER
- ACTIVE FRONTAGE AREA

NOTE: ROAD DESIGNS ARE INDICATIVE ONLY, FINAL DESIGN TO BE CONFIRMED

Application of Local Development Plan
 The provisions of this Local Development Plan (LDP) are in addition to any requirements prescribed by the City of Wanneroo's District Planning Scheme No. 2 (DPS2) and any development control provisions prescribed by the Tamala Park Local Structure Plan No. 79 (LSP).

- Development Standards**
- All development should generally be in accordance with the LDP and the following standards:
- 1. Development Form**
 - 1.1. The development shall include a plaza/civic space, adjacent to Kuranda Road.
 - 1.2. Development fronting surrounding streets should have a minimum height of two storeys or 5.5m and a maximum height of 4 storeys or 18m.
 - 1.3. Development shall articulate street corners and provide architectural corner statements.
 - 1.4. Buildings fronting Kuranda Road shall generally be built to two-storeys and setback in accordance with the LDP. Where Active Frontage Areas are identified, activation is to be achieved through the use of glazing and mandatory pedestrian entries into each tenancy from Kuranda Drive.
 - 1.5. Buildings fronting Kuranda Road shall generally be setback between 0-1m.
 - 1.6. Buildings shall provide awnings to the street, where it abuts a footpath and the plaza.
 - 1.7. Buildings shall provide passive surveillance to surrounding streets where applicable.
 - 2. Street Interfaces**
 - 2.1. Delivery, loading and storage areas shall be located sensitively and obscured from the public realm.
 - 2.2. Street elevations shall create visual interest through building form, articulation of walls, architectural features, texture & colour of materials, and minimise the appearance of blank walls with particular attention given to the detailing of the ground floor level.
 - 2.3. Primary building frontages shall maximise glazing along ground floor elevations.
 - 2.4. Building facades not facing an adjacent street but, facing a publicly accessible car park or pedestrian path, shall incorporate openings to enable passive surveillance, and avoid extensive blank walls.
 - 3. Vehicle Access**
 - 3.1. Vehicle access points to the Neighbourhood Centre shall be provided in accordance with the indicative locations identified in the LDP.
 - 4. Parking**
 - 4.1. On-site car parking shall generally be obscured from view from the main street reserve behind buildings or landscape, or located in a basement, within, or on buildings.
 - 4.2. All publicly accessible car parking areas shall enable two-way movement and through vehicle movement, unless otherwise demonstrated to be appropriate at the development application stage.
 - 5. Pedestrian and Bike Infrastructure**
 - 5.1. Footpaths and pedestrian crossings shall be provided within the site to accommodate the primary pedestrian links identified on the LDP.
 - 5.2. The paving material used for footpaths within the site shall continue over crossovers to maintain visual continuity of the pedestrian network & aid pedestrian legibility.
 - 5.3. Pedestrian crossings through car parking areas shall be clearly distinguished and provide pedestrian priority.
 - 5.4. All pedestrian footpaths shall accommodate universal access.
 - 5.5. Alfresco dining areas addressing an adjacent street (if any are proposed during the Development Application stage) shall be located within the street setback area to maintain continuity of pedestrian movement.
 - 5.6. Visitor bike parking shall be under cover in a location close to a main entrance to the development and where there is passive surveillance from an adjacent building.
 - 5.7. Staff bike parking shall be in a secure location and accessible from end-of-trip facilities.
 - 6. Utilities and Mechanical Equipment**
 - 6.1. All mechanical services and equipment shall generally be located or screened to ensure they are not visible from the adjacent street reserves.
 - 7. Landscaping**
 - 7.1. Where adjacent to on-site parking, landscaping in the street setback shall be designed to achieve a consistent vegetation screen of at least 1m in height. A Landscape Plan shall accompany the Development Application and provide details appropriate species selection and planting density to achieve the required screening.

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

Manager Approval Services Date **19 April 2023**
 City of Wanneroo

