

Local Development Plan No. 2

Shaw Road



Legend

- Local Development Plan (LDP) boundary
- 2-3 St Minimum-Maximum building height in storeys (see note 1)
- 2(4)m Minimum (maximum) setback – averaging not permitted
- No vehicle access permitted
- Visually permeable fencing
- Architectural response to corner required (see provision a) iii)
- Pedestrian footpath network
- Development areas
- Gazetted roadway
- Laneway
- Public Open Space
- PF Primary frontage/ dwelling orientation

Note 1: The 2 storey minimum height requirement is to achieve a higher-standard built form outcome for the precinct, encourage innovative design outcomes, maximise opportunities for density in proximity to the Wanneroo Town Centre and maximise opportunities for surveillance of the public realm.

Please note: For Multiple Dwelling developments (apartments), provisions a(i), c(vi), c(vii) and c(viii) of this LDP are superseded by the R-Codes (Volume 2) to the extent of any inconsistencies.

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


Manager Approval Services
City of Wanneroo

30/3/17
Date:

PROVISIONS

The standards below are deemed to meet the relevant design principles of the Residential Design Codes (R-Codes) and do not require consultation with adjoining landowners. Unless provided for below, the provisions of the District Planning Scheme No. 2 (DPS2) and the R-Codes apply.

a) *Street interface*

- i. All buildings shall provide passive surveillance of the street and where it abuts public open space (POS), shall provide passive surveillance to both the street and POS by means of at least one major opening from a habitable room facing the POS or street at each level of the building.
- ii. Primary street elevations shall include at least two colours or two materials, windows with a vertical proportion (the height of the windows should be visibly greater than the width) and either a veranda, porch, balcony, or bay window.
- iii. An architectural response to a corner must consist of a distinctive architectural feature that provides visual emphasis such as a building element that projects beyond the adjacent wall height or beyond the adjacent building line, a roof element that is distinct from the remainder of the roof, a wall with materials of a different finish, a full height opening(s), a balcony/veranda structure, or any other feature to the satisfaction of the City of Wanneroo.

b) *Single and grouped dwellings*

- i. Single and grouped dwellings shall have a minimum height of 2 storeys, a maximum of 3 storeys and a maximum 8.4m wall height (excluding gables).
- ii. Where a pitched roof is proposed, the apex of the roof shall be no greater than 3.5m above the wall height.
- iii. Minimum and maximum setbacks to the primary street, secondary street and areas of POS shall be as annotated on Page 1 of the LDP.
- iv. Single-storey walls are permitted on both side boundaries (excluding secondary street boundaries) behind the front setback and up to 3.5m height. Gable walls to pitched roofs on the boundary for single-storey dwellings may extend to a maximum height of 7.0m as measured to the apex of the gable wall.
- v. Second-storey walls are permitted on both side boundaries (excluding secondary street boundaries) up to 6m in height, for a maximum length of 12m behind the front setback and within 6m of the rear setback. Gable walls to pitched roofs on the boundary may extend to a maximum height of 9.5m for a two-storey dwelling as measured to the apex of the gable wall.
- vi. The minimum open space requirement shall be for an Outdoor Living Area (OLA) with an area of 10% of the lot size or 20sqm, whichever is greater, directly accessible from a habitable room and located behind the street setback area. 70% of the OLA shall be uncovered and the OLA shall have a minimum dimension of 3m.
- vii. There is no limit to the extent of overshadowing of an adjoining lot.
- viii. The visual privacy requirements do not apply for ground and upper-floor openings and balconies facing the primary street and setback 4m or less from the primary street boundary.
- ix. For grouped dwellings, on-street parking that is directly adjacent to the lot may be taken into account for the calculation of visitor parking.

c) *Multiple dwellings*


- i. Multiple dwellings shall have a minimum height of 2 storeys, a maximum height of 3 storeys and a maximum 9m wall height (excluding gables).
- ii. Where a pitched roof is proposed, the apex of the roof shall be no greater than 3.5m above the wall height.
- iii. Minimum and maximum setbacks to the primary street, secondary street and areas of POS shall be as annotated on Page 1 of the LDP.
- iv. For multiple dwellings, walls are permitted on both side boundaries, between the front and rear setbacks to a maximum height of 3-storeys and a maximum wall height of 9m. Gable walls to pitched roofs on the boundary may extend to a maximum height of 9.5m for a two-storey building and 12.5m for a three-storey building as measured to the apex of the gable wall.
- v. The minimum open space requirement may be reduced to 20% of the lot area subject to all ground floor apartments being provided with an outdoor living area of at least 16sqm and a minimum dimension of 3m.
- vi. There is no limit to the extent of overshadowing of an adjoining lot.
- vii. The visual privacy requirements do not apply for ground and upper-floor openings and balconies facing the primary street and setback 4m or less from the primary street boundary.
- viii. On-street parking that is directly adjacent to the lot may be taken into account for visitor parking.

d) *Fencing*

- i. Front fencing within the primary street setback to be provided in accordance with the following:
 - Maximum height of 1.8m; and
 - A minimum of 50% visually permeable for any portion above 0.9m above natural ground level; and
 - Solid portions of fencing to be of masonry construction in a material and colour consistent with that of the building on the same lot.
- ii. Fencing constructed of sheet metal or similar is not permitted within any street setback area. Fencing to secondary street frontages shall be finished in a material and colour consistent with the building on the lot.

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