

## Local Development Plan Provisions

### 1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

### 2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 4030 and 4001	RMD60 / Mixed Use Zone
Lots 4002, 4003 and 4004	Commercial Zone

### 3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS				
Street Setback	1. Street setback requirements apply as detailed below:			
	LOCATION	SETBACK		
		Minimum	Maximum	Requirements
Lots 4000, 4001, 4002, 4003 and 4004	'Main Street'	Nil	4.0m	
	Two Rocks Road	Nil	N/A	
	Violacea Road	2.0m	N/A	
	Beachside Parade	2.0m	N/A	
	POS	2.0m	N/A	Nil setback to balconies permitted
Built Form	2. Building Orientation			
	a) The 'Main Street' shall be considered as the primary street frontage with buildings designed to orientate to the 'Main Street'.			
	b) Main entrances shall be legible, well defined and address the 'Main Street'.			
	c) Where residential dwellings are proposed adjacent to the 'Main Street', pedestrian links and/or POS, at least one major opening to a habitable room or balcony shall overlook the 'Main Street', pedestrian linkages and/or POS. Where commercial developments are proposed adjacent the 'Main Street', pedestrian links and/or POS, at least one major opening and/or glazed areas shall be provided to overlook the 'Main Street', pedestrian links and/or POS.			
	d) Permeable fencing shall be provided on the boundary of Lot 4000 adjacent to the POS.			
	e) All development shall articulate façade elevations adjacent to pedestrian linkages and streets through detailing, design and material appropriate to the point(s) of view from which they are visible.			
	f) All building walls that are adjacent to the 'Main Street', Two Rocks Road, Beachside Parade, POS or pedestrian linkages shall contain openings and/or glazed areas for a minimum 50% of the building facade. Glazed areas and openings shall provide unobstructed views to the street, and shall not be obscured by signage.			
	3. Pedestrian Awning			
	a) All buildings on Lots 4000, 4001, 4003, and 4004 that are adjacent to the 'Main Street' shall provide verandahs and/or awnings. The provision of a verandah and/or awning for Lot 4002 adjacent to the 'Main Street' is desirable, however this is subject to the proposed land use and built form of the development, and at the discretion of the City.			
	b) For lots 4000, 4001, 4003 and 4004 verandahs and/or awnings are permitted to overhang the footpath or shared path into the 'Main Street' for a maximum width of 1.5m for lots 4000 & 4001 and a maximum width of 2.0m for lots 4003 & 4004. The minimum height is 3.0m. Subject to detailed design regarding street lighting, vehicle access and landscaping requirements.			
4. Loading areas, service areas, storage areas, bin areas, and all plant equipment should be adequately screened from view from the 'Main Street' and POS areas.				
Built Height	5. For lots 4000 and 4001 building heights shall be determined in accordance with R60 for all development. Where non-residential development is proposed the maximum building height shall be in accordance with the following:			
	<ul style="list-style-type: none"> <li>Top of wall – 6m; and</li> <li>Top of roof – 9m.</li> </ul>			
Vehicle Access	6. No vehicle access is permitted to Two Rocks Road as illustrated on the LDP.			
	7. Primary and secondary vehicle access way locations depicted on the LDP are subject to detail design.			
Parking	8. The design of parking areas shall:			
	a) For large areas of car parking be sleeved behind buildings fronting the Main Street;			
	b) Integrate with the landscaping through the use of vegetation, canopy and shade planting and paving materials; and			
Adaptable Dwelling Design (RMD-60 / Mixed Use Lots 4000 and 4001)	c) Permit and encourage reciprocal parking and access between sites subject to detail design.			
	9. Where residential development is proposed, buildings shall be designed so that ground floor units are capable of being adapted from any residential use to commercial use by providing the following:			
	a) 31c minimum ground floor ceiling height excluding a garage or store;			
	b) Front room with minimum 3m x 4m dimension; and			
Landmark Feature	c) Major opening to front room that can be converted into a separate external door.			
	10. Where indicated on the LDP, a landmark feature shall be provided to emphasise this key corner location.			
	11. The landmark feature shall incorporate architectural features to add to the scale, height and presence of the development, to create a landmark feature which has a distinctive built form from the remainder of the building, and shall be integrated with the design of the building.			
12. Signage shall not be considered as a landmark feature.				

