



LEGEND

- Local Development Plan Boundary
- Main Entry / Exit
- Public Plaza / Community Focal Point
- Landmark Feature
- Pedestrian Stairs (Approximate Location)
- Pedestrian Access
- Vehicle Access
- Bus Stop (Existing)
- Indicative Building Footprint
- Indicative Service Station Location
- Indicative High Level Glazing
- Indicative Full Height Glazing
- Landscaping

Built Form Setbacks (Minimum)

- Nil Setback
- 2.5m Setback
- 5m Setback
- 6.5m Setback
- 9m Setback
- 16m Setback

Local Development Plan Provisions

- Unless otherwise agreed, development on the subject site is to be in accordance with the following provisions:

General Planning Requirements

- Retail and Commercial Development to have aspect towards Wanneroo Road and Clarkson Avenue.
- Service areas should be screened from view from a public road and the public plaza area.
- Building Setbacks to be in accordance with this Local Development Plan.

Movement Network

- Vehicular access is to be as identified on this Local Development Plan.

Parking

- On street parking bays on Corvus Road will be considered as part of the overall parking provision.

Landscaping

- Landscaping to predominantly incorporate low shrubs to ensure maintenance of sight lines and surveillance across the site however shade trees and screening of service areas to be provided where appropriate.
- The Wanneroo Road and Clarkson Avenue verge areas are to be landscaped and maintained as part of the development.

Pedestrian Access

- Pedestrian stairs to access Wanneroo Road are to be located so that they form a logical connection between the internal pedestrian network and the public transport stop on Wanneroo Road.

Public Plaza/Community Focal Point

- A minimum area of 70m² at the Public Plaza is to be made available for use by the general public.
- The Public Plaza area is to connect to, and form part of, the main pedestrian link.
- The Public Plaza area is to be accessible from the Corvus Road frontage.
- Buildings are to be designed in a manner which facilitates outlook/surveillance of the public plaza area.
- The Tenancy adjoining the public plaza is to be designed in a manner which provides for interaction with the public plaza. The provision of a primary entrance to the tenancy from the public plaza area is required and an additional entrance may be permitted in an alternative location where secondary to the primary entrance.

Building Form

- Building facades facing a street shall include design elements which enhance the building faced to the street, and be to the satisfaction of the City. Building facades shall include a mixture (two or more) of the following elements:
 - Materials and colours in order to reduce bulk and provide visual interest.
 - Building articulation to reduce bulk and provide visual interest.
 - Awnings for pedestrian protection; and
 - Provision of landscaping to screen service and back of house areas.

- The north facing tenancies are to include at least 70% glazing and awnings/pedestrian shade structures along the frontage.

- Glazing shall generally be provided for in accordance with the location identified on the plan unless a service area is provided in this location. Full height glazing shall include at least 70% glazing and awnings/pedestrian structures. High level glazing shall be a minimum of 1m height, but may be located 2m high on the wall.

- Building facades facing the internal carpark area are to incorporate a mixture of full height and high level glazing. Where high level glazing is proposed, the balance of the wall is to provide visual interest through the use of building articulation, colours and materials.
- Heights of buildings will vary according to the nature of intended land use but should not exceed two levels above natural ground level, excluding the Landmark feature or where it is demonstrated that no additional overshadowing of any adjoining lot will result from a higher building.

Landmark Feature

- The Landmark feature is to take the form of a vertical, boxed structure with a minimum height of 9m.
- The Landmark feature is to be consistent in Architectural theme with the overall development and integrate with the adjacent building.
- The Landmark feature is to incorporate a dominant vertical element of feature materials complimentary and matching with the adjacent building.
- The Landmark feature is to utilise colours that are complimentary to the overall development.

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

Manager Approval Services
City of Wanneroo

16/3/18
Date

Local Development Plan

Wanneroo Road and Clarkson Avenue, Tapping