



BANKSIA GROVE LOCAL DEVELOPMENT PLAN

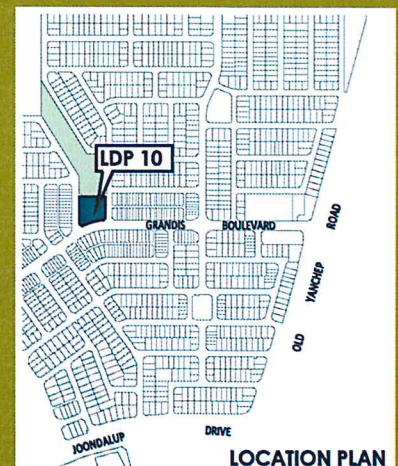
The Local Development Plan (LDP) applies to Lot 4455. Lot 4455 is zoned Commercial and has a density coding of R60. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove Local Structure Plan No. 21A and the Residential Design Codes apply.

GENERAL PROVISIONS


- The building setback adjacent to Grandis Boulevard and Boomerang Loop shall be between nil and 2.0 metres to focus building mass on the corner, with the exception of
 - Areas along the building frontage to provide access,
 - Variations that improve building articulation as determined by the City.
- The building line adjacent to Grandis Boulevard and Boomerang Loop shall consist of a generally consistent facade incorporating awnings. The awning width shall be a minimum of 2.0 metres projecting from the building line with a minimum height of 2.75metres ground clearance.
- Building footprint is shown indicatively only and represents one possible design that complies with the intent of the LDP. Final building orientation and location can be varied to the satisfaction of Council.
- Vehicle Access Points shall be provided where shown indicatively on the LDP. The final crossover locations can be varied to the satisfaction of council.
- A minimum building setback of 5 metres from the public open space boundary, with the exception of unenclosed patios, verandas or the equivalent, which are permitted at a 2m minimum setback.
- Uniform fencing along the public open space boundary shall be visually permeable.
- Residential development adjoining the public open space boundary shall provide a minimum of one habitable room not including a bedroom with a major opening facing towards the public open space.
- Building orientation shall be provided as identified on this Local Development Plan. Building orientation means the front of the building incorporating the main entrance for each tenancy.

LEGEND

-  Lot subject to LDP provisions
-  Indicative Building Footprint (refer clause 5)
-  Visually Permeable Fencing (refer clause 6)
-  No vehicular access (refer clause 4)
-  Indicative Crossover Location (refer clause 4)
-  Indicative Parking Location
-  Building Orientation



ENDORSEMENT TABLE


 Manager Approvals Services
 City of Wanneroo

Date: 21/04/17

This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.