

Local Development Plan R-Code Variations

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes (R-Codes Volume 2) 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.
- 1.3 Temporary uses proposed for this site are not subject to this Local Development Plan (LDP).

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Subject Land	R100 / Mixed Use

3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS																																																									
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Built Form	2. Building Orientation																																																								
	a) Capricorn Esplanade shall be considered as the primary street frontage with buildings designed to orientate to this frontage. All other frontages should be designed in a manner that orient to the public realm. b) For the Capricorn Esplanade frontage, the building at ground floor shall be non-residential active land use.																																																								
Public Accessibility	3. The design of buildings shall ensure public accessibility to the Coastal Foreshore Reserve is adequately provided and integrated appropriately. No boundary fencing is permitted.																																																								

Legend	
	Extent of Local Development Plan
	Building Area - Ground Floor
	Building Area - Upper Floors
	Balcony Area - Upper Floor
	Primary Building Orientation
	Secondary Building Orientation
	On-Street Parking

PUBLIC OPEN SPACE

COASTAL FORESHORE RESERVE

PUBLIC OPEN SPACE

CAPRICORN ESPLANADE

Endorsement Table:

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2
 Manager, Approval Services _____
 City of Wanneroo
 Date **16 June 2023**