



LOCAL DEVELOPMENT PLAN PROVISIONS

1.0 Preliminary

- 1.1 Unless otherwise stated below, the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS 2) apply to all land subject to this Local Development Plan (LDP). This includes, but is not limited to, the Special Control Area provisions for SCA 1 as outlined in the relevant DPS 2 schedule.
- 1.2 This LDP is intended to provide additional built form guidance supplementary to the provisions for SCA 1 in DPS 2. However, should there be any inconsistency between this LDP and the SCA 1 provisions in DPS 2, then the SCA 1 provisions in DPS 2 prevail.

2.0 Built Form Provisions

- 2.1 Buildings placement and heights should not compromise the following:
 - Functional car parking layouts and reciprocal access;
 - Access to the sewer pump station;
 - Preservation of views to Yellagonga Regional Park; and
 - Vehicle sight lines and impact on amenity as viewed from Wanneroo Road, Yellagonga Regional Park and land in proximity to the LDP area.
- 2.2 Active frontages for buildings are to be provided that incorporate the following:
 - a) Minimum of 60% glazing on frontages for that portion of the frontage that extends to 2.7m above the FFL;
 - b) Adjacent pedestrian footpaths;
 - c) Eaves, awnings and/or colonnades that project 2.0m from the building and have a minimum of 2.75m clearance to ground level; and
 - d) Pedestrian entrances to buildings that are clearly defined and articulated.
- 2.3 Secondary frontages provided for buildings should incorporate a combination of the following:
 - a) Windows and/or secondary entries;
 - b) Electronic surveillance (CCTV); and
 - c) Lighting to illuminate the adjacent public realm.
- 2.4 Buildings should address Wanneroo Road through design, high quality materials and location of major openings. Front entrances should be located wherever possible to address Wanneroo Road and should be articulated appropriately.
- 2.5 Buildings facing Wanneroo Road should be designed to minimise blank walls.

- 2.6 Development on Lot 9001 and Lot 205 that directly has a physical or visual interface with adjoining land to the south should:
 - a) Incorporates architectural treatment that breaks down building mass to provide visual relief through building structure, cladding and glazing;
 - b) Incorporate architectural elements and materials that contribute to an attractive facade consistent with the requirement to maintain visual amenity; and
 - c) Position service areas so that they are screened from view from adjoining properties.
- 2.7 Further to Provision 2.6 above, the maximum height for buildings from the southern boundaries of Lot 9001 and Lot 205 are as follows:
 - 3.5m for buildings within 3.0m from this boundary; and
 - 6.0m for buildings between 3.0m and 30.0m from this boundary.
- 2.8 Unless a relevant service authority advises otherwise, development over infrastructure service easements should be limited to a concrete pad, asphalt or paving to permit access. Note that the alignments for service easements are not shown on the Plan.
- 2.9 A connected internal reciprocal vehicular access is to be maintained generally where shown on the Plan. The vehicular access is to be preserved by an easement in gross in favour of the public at large.
- 2.10 The setting of a finished floor level for development should have regard to whether:
 - The site can accommodate the intended use;
 - The ground levels at the boundaries of the lots match or otherwise coordinate with the existing and/or proposed finished ground levels of abutting land; and
 - The development demonstrates consistency with an endorsed Urban Water Management Plan for stormwater drainage.
 In addition to the above, setting a finished floor level must comply with the SCA 1 provisions in DPS 2.

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2.

N. A. Vecchia
Manager Approval Services

19 September 2025
Date

19 October 2029
Local Development Plan Expiry Date