

LOCAL DEVELOPMENT PLAN PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the Banksia Grove District Centre Activity Centre Plan No.65 and the Residential Design Codes (R-Codes) apply. The R60 provisions of the City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) shall apply to single residential development in the Mixed Use Precinct, with the exception of Lot 5182.

This LDP operates in conjunction with the requirements of the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

Public Open Space (POS) and Pedestrian Access Way (PAW)

- Where dwellings abut POS, primary dwelling orientation shall be provided where identified on this LDP.
- Dwellings shall be setback a minimum of 2m from POS boundaries where identified on this LDP.
- Dwellings shall be setback a minimum of 1m from side boundaries abutting POS where identified on this LDP.
- Dwellings adjoining POS or PAW shall have a minimum of one habitable room with a major opening that has clear view of the POS/ PAW.
- Fencing to primary street boundaries abutting POS (lots 5120-5139) shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level and have a maximum height of 1.8m in accordance with the R-Codes in locations identified on this LDP.
- Fencing along side boundaries abutting POS and PAW (lots 5117, 5139, 5174 & 5175) shall be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level and have a maximum height of 1.8m in locations identified on this LDP for 10m of the boundary. Remaining side boundary fencing to public open space is permitted to be solid to a minimum height of 1.8m.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the POS and PAW if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed, non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- All clothes drying and areas shall be screened from the POS and PAW.

Mixed Use Building Typology

- Refer to tables 1 and 2 for built form requirements (refer sheet 2 of this LDP).

Designated Garage Locations (Lots 5100, 5107, 5108, 5116, 5117 and 5119)

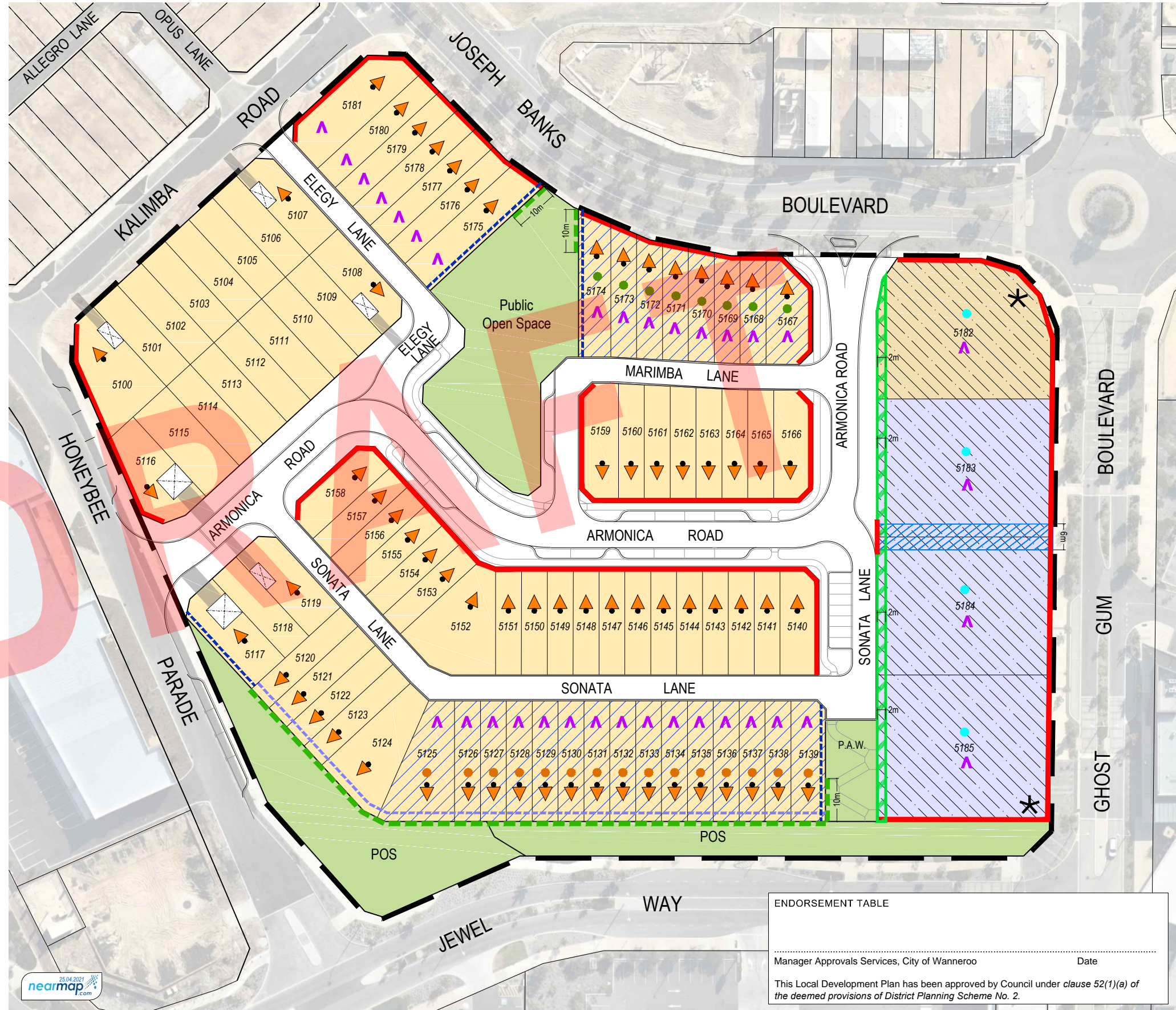
- For lots identified on this LDP, vehicular access to onsite car parking spaces is permitted from the primary street frontage, and garage locations shall be provided where identified on the LDP.

Primary Dwelling Orientation

- Primary street dwelling orientation shall be provided as identified in this LDP.

LEGEND

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| Subject Area | No Vehicular Access |
| Mixed Use Precinct | Mixed Use Building Typology 1 |
| Retail Core Precinct | Mixed Use Building Typology 2 |
| Visually Permeable Fencing | Minimum Floor to Ceiling Height - 3.0m |
| Pedestrian Connection Path | Minimum Floor to Ceiling Height - 3.2m |
| Secondary Landmark Element | Minimum Floor to Ceiling Height - 3.5m |
| 1m Side Setback | Primary Dwelling Orientation |
| 2m Setback | Mandatory Two Storey Building Height |
| Landscaping | Designated garage / driveway location |



ENDORSEMENT TABLE	
Manager Approvals Services, City of Wanneroo	Date
This Local Development Plan has been approved by Council under clause 52(1)(a) of the deemed provisions of District Planning Scheme No. 2.	

Table 1 - Mixed Use Building Typology 1

Building Height	Street Interface
<p><u>Building Height</u></p> <ol style="list-style-type: none"> Buildings shall be a minimum of 2 storey in height where identified on this LDP For buildings identified for 2 storey building height, two storey boundary walls are permitted with a nil setback to both side boundaries, excluding secondary street boundaries, to a maximum height of 6.5m and a maximum length of 16m. <p><u>Floor-to-Ceiling Height</u></p> <ol style="list-style-type: none"> For lots fronting Joseph Banks Boulevard, the ground floor floor-to-ceiling height shall be a minimum of 3.0m where identified on this LDP. For lots fronting Jewel Way, the ground floor floor-to-ceiling height shall be a minimum of 3.2m where identified on this LDP. 	<ol style="list-style-type: none"> Dwellings shall include a minimum of one habitable room on the ground floor abutting the primary street or POS with a major opening that includes glazing to 50% of the room façade area.

Table 2 - Mixed Use Building Typology 2

Building Height	Setbacks	Pedestrian Connection Path	
<p><u>Building Height</u></p> <ol style="list-style-type: none"> Buildings shall be a minimum of 2 storey in height or include 2 storey façade height elements to provide for the perception of building height. <p><u>Floor-to-Ceiling Height</u></p> <ol style="list-style-type: none"> The ground floor floor-to-ceiling height shall be a minimum of 3.5m where identified on this LDP. 	<p><u>Street Setback to Ghost Gum Boulevard, Joseph Banks Boulevard and Jewel Way</u></p> <ol style="list-style-type: none"> Minimum street setback: Nil Maximum street setback: 0.5m or greater where required for entries of servicing requirements. <p><u>Internal Side Setbacks</u></p> <ol style="list-style-type: none"> Buildings are permitted with a nil setback to internal side boundaries with no maximum height, except where the Pedestrian Connection Path is shown on this LDP. 	<ol style="list-style-type: none"> A Pedestrian Connection Path shall be provide to a minimum width of 6m between buildings in the location generally identified on this LDP. Where the Pedestrian Connection Path abuts parking areas the width may be reduced to 4m. Development applications shall dedicate a clear area providing connectivity between Armonica Road/Sonata Lane and Ghost Gum Boulevard and supported by a public access easement (or similar). Buildings abutting the Pedestrian Connection Path are subject to the following: <ol style="list-style-type: none"> Glazing to a minimum of 60% of the facade abutting the Pedestrian Connection Path. Buildings at ground floor level shall not encroach into the Pedestrian Connection Path. Awnings with a minimum height of 3m and upper floors may encroach into the Pedestrian Connection Path. No side boundary fencing is permitted. Landscaping, alfresco and other ancillary uses of the Pedestrian Connection Path are permitted. Vehicle access over the Pedestrian Connection Path between parking areas is permitted subject to pedestrian priority treatment being provided via a crosswalk. 	
Pedestrian Shelter	Street Interface	Secondary Landmark Element	Landscaping
<ol style="list-style-type: none"> An awning shall be provided to Joseph Banks Boulevard, Ghost Gum Boulevard, Jewel Way with a: <ol style="list-style-type: none"> Minimum height of 3.0m above the footpath; and Minimum depth of 2.5m from the lot boundary. 	<ol style="list-style-type: none"> Ground floor facades shall be glazed with a minimum area of 60% of the frontage abutting Ghost Gum Boulevard, Jewel Way, Joseph Banks Boulevard. Non-active portions of walls are to be articulated through colour, texture and form to provide visual interest. All vehicle parking areas shall be located abutting Sonata Lane and Armonica Road. Parking areas shall be screened from view from Ghost Gum Boulevard, Jewel Way and Joseph Banks Boulevard. 	<ol style="list-style-type: none"> Built form at the secondary landmark element locations identified on this LDP shall be treated with additional architectural emphasis such as building height and material selections. 	<ol style="list-style-type: none"> A landscape area with a minimum dimension of 2m shall be provided to the western (rear) boundary abutting Sonata Lane and Armonica Road where identified on this LDP.