

shorehaven

ALKIMOS



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

[Signature] 2 August 2022
Manager Approval Services Date
City of Wanneroo

LEGEND

R30

R40

R60

Preferred garage / driveway location

2m Building Setback

Visually Permeable Fencing

Primary Dwelling Orientation

LOCAL DEVELOPMENT PLAN No.25

PROVISIONS

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2, the North Alkimos Local Structure Plan No.73 , the Residential Design Codes (R-Codes) or the City of Wanneroo's Medium-Density Housing Standards (R-MD) Local Planning Policy 4.19 (R-MD Codes LPP4.19) apply.

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 Interface (Lots 2186 - 2194)

1.

Primary dwelling orientation shall be to the POS.
2.

Buildings shall be setback a minimum of 2 metres from a POS boundary.
3.

Dwellings adjoining POS shall have a minimum of one habitable room with a major opening that has a clear view of the POS.
4.

All clothes drying areas are to be screened from public view.

Street Walls and Fences

5.

Fencing shall have a maximum height of 1.8m and be visually permeable (as defined under the R-Codes) above 1.2m of natural ground level as follows:

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For lots 2186 - 2194, visually permeable fencing is required where abutting public open space as identified on this LDP.

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For lots 2186 and 2194, fencing along secondary street boundaries is required for a length of 10m as identified on this LDP.

Designated Garage Locations (Lots 2036, 2039, 2051, 2054, 2076, 2082, 2086, 2092, 2094, 2108, 2109, 2114, 2117, 2126, 2130, 2139, 2140, 2143, 2145, 2155, 2161, 2165, 2171, 2179, 2195, 2203, 2206, 2207, 2210, 2217, 2226, 2233, 2236, 2249, 2252, 2268, 2284, 2252 and 2271)

6.

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

LOCATION PLAN

