



North Alkimos Local Structure Plan No. 73

March 2017

Prepared for
Peet Alkimos Pty Ltd



Original Source of Document: **Taylor Burrell Barnett Town Planning and Design**

In association with:	Peet Limited	Property Consultants
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	TABEC	Engineering
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	Arid	Sustainability
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	Taylor Robinson	Retail Architect
	Creating Communities	Community
	MacroPlan	Economy
	EPCAD	Landscape
	Whelans	Surveyor

EXECUTIVE SUMMARY

The North Alkimos Local Structure Plan and accompanying report have been prepared to guide the subdivision and development of approximately 241 ha of undeveloped land in Alkimos.

For planning purposes, the land may be divided into four precincts accommodating the following broad land uses.

Coastal Village Precinct: A mixed use coastal village accommodating medium-high density residential, commercial, retail, entertainment and tourist uses. The Coastal Village Precinct is bounded by Foreshore Reserve to the west, a Parks and Recreation Reserve link to the south and will be framed by a walk trail reflecting the existing parabolic dunal system.

Central Precinct: Predominantly low-medium density residential development capitalising on open space, a primary school and proximity to the Coastal Village. This precinct will accommodate mixed use neighbourhood and local centres.

Eastern Precinct: In addition to a mixed use neighbourhood centre, the precinct will accommodate low-medium residential development and open space.

Transit Precinct: Transit supportive mixed use will characterise this area along with service commercial uses adjacent to the extended Mitchell Freeway. These uses capitalise on proximity to a nearby (future) train station.

This document comprises an Implementation section (Part 1) and explanatory section (Part 2).

Part 1 contains the Local Structure Plan itself and outlines the various components of the plan, and how they relate to the City of Wanneroo District Planning Scheme No. 2.

Part 2 provides greater detail on the planning attributes of each precinct and the manner in which it is intended they will be implemented over time, including commentary on transport, landscape and movement network. Part 2 includes a non-statutory Master Plan, which provides greater detail on the distribution of land uses, density and the road network facilitated by the Local Structure Plan.

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by WAPC
1	<p>Incorporate provisions for the application of the Residential Design Code Variations – Single House (R-MD) Standards for Medium Density Housing.</p> <p>To align the Structure Plan with the Planning and Development (Local Planning Scheme) regulations 2016, the WAPC’s Structure Plan Framework and the Framework for Local Development Plans (August 2015).</p>	Minor	27/03/2017
2	<p>Refine the maximum net lettable areas (Table 6) for retail floorspace of Centre 1 and Centre 3 to reflect existing Development Approvals and current retail sustainability analyses.</p> <p>Rationalise the zoning (Plans 1 and 2) for Centre 3 to reflect the approved subdivision approval WAPC 147600.</p> <p>Modifying the Residential Density Code Plan (Plan 3) for Centre 1 from R100 to R160 and Part 1 and Table 2 (clause 2.1b) (density range criteria) accordingly.</p>	Minor	25/08/2016

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT AGREED NORTH ALKIMOS LOCAL STRUCTURE PLAN

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 57 of the Western Australian Planning Commission Act 1985 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON

.....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

.....

Mayor, City of Wanneroo

.....

Chief Executive Officer, City of Wanneroo

..... Date



PART ONE IMPLEMENTATION



North Alkimos Local Structure Plan

1.0 APPLICATION

- 1.1 This Local Structure Plan (LSP) applies to the Peet Alkimos landholdings, being Lots 1005 and 1006 Marmion Avenue, Alkimos and consisting of all land contained within the inner edge of the line denoting the Local Structure Plan boundary on the Local Structure Plan Map, (**Plan 1**).
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme).

2.0 OBJECTIVES

The objectives of this Structure Plan are to:

- i) Progress planning, design and development in the context of a wider Sustainability Strategy and other key supporting documentation such as a Local Water Management Strategy, Community Development Plan, Environmental Management Plan and Economic and Employment Development Strategy.
- ii) Retain and respect, where possible, significant vegetation including suspected Threatened Ecological Communities in Parks and Recreation Reserves and Public Open Space ('POS') and within the constraints of the earthwork requirements for the site.
- iii) Reflect the geo-heritage of the site with particular regard to the parabolic dunal system through landform, alignment of the road network and built form.
- iv) Establish east-west green (Parks and Recreation Reserve, POS, streetscape and landscape) linkages that are compatible with the existing local character.
- v) Provide activity centres that adequately meet the commercial and retail needs of residents and visitors.
- vi) Establish a sustainable and dynamic Coastal Village that incorporates a range of uses including employment and housing, and generates a distinct sense of place capitalising on the land's coastal setting.
- vii) Create a balanced distribution of and access to active, passive and conservation open space.
- viii) Provide a diversity of housing typologies including high, medium and low density residential development catering to a diverse population and ensuring the full range of demand for alternative housing types are met.
- ix) Facilitate transit oriented development and higher residential densities in proximity to the potential future rail station dependent upon the realisation of the station.
- x) Capitalise on the high exposure and high level of accessibility afforded by the district and regional transport networks.
- xi) Create a highly connected road network with shared use pathways for pedestrians and cyclists within and between precincts.
- xii) Create a street block layout to encourage passive solar lot orientation.
- xiii) Achieve an efficient provision of urban services and infrastructure.



3.0 SUBDIVISION AND DEVELOPMENT

Tables 1-7 form part of the implementation provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding Precincts designated on the Structure Plan Map. Where any inconsistency arises between any provision of these tables and a provision of the Scheme, then the provision of the table shall prevail to the extent of that inconsistency and shall apply as an intended variation to the Scheme for the purposes of Clause 9.8.3 (f).

Table 1	General Planning Requirements for Local Structure Plan Area
Table 2	Planning Requirements for Precinct 1 – Coastal Village
Table 3	Planning Requirements for Precinct 2 – Central
Table 4	Planning Requirements for Precinct 3 – Eastern
Table 5	Planning Requirements for Precinct 4 – Transit
Table 6	Planning requirements for Commercial and Retail Floorspace
Table 7	Strategies and Plans

3.1 STRUCTURE PLAN MAPS

The Local Structure Plan (**Plan 1**) outlines the planned pattern of development for the Local Structure Plan area. All development shall be carried out generally in accordance with the principles shown on the Local Structure Plan Map.

The Zoning Plan (**Plan 2**) outlines the land use zones and reserves applicable within the Local Structure Plan area. The R-Code Density Plan (**Plan 3**) outlines the proposed density coding ranges that apply to the Local Structure Plan area.

The zones and residential density codes designated under this Structure Plan apply to the land within it as if the zones and residential codes were incorporated in the Scheme.

TABLE 1: GENERAL PLANNING REQUIREMENTS FOR THE LOCAL STRUCTURE PLAN AREA

<p>1. Precincts</p>	<p>1.1 For the Purposes of the LSP and subdivision/development control, the LSP area shall be divided into the following Precincts as designated on the LSP Map:</p> <ul style="list-style-type: none"> a) Precinct 1 – Coastal Village b) Precinct 2 – Central c) Precinct 3 – Eastern d) Precinct 4 – Transit
<p>2. Development</p>	<p>2.1 A Residential Density Coding Plan is to be submitted at the time of subdivision to the Western Australian Planning Commission in accordance with the Local Structure Plan. Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the Western Australian Planning Commission. The approved Residential Density Code Plan shall then form part of the Local Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval from the Western Australian Planning Commission.</p> <p>2.2 A Residential Density Code Plan (three copies) shall be lodged with the Western Australian Planning Commission for its endorsement, prior to or in conjunction with any application for subdivision, unless the Western Australian Planning Commission considers that the subdivision is for one or more of the following:</p> <ul style="list-style-type: none"> 2.2.1 The amalgamation of lots; 2.2.2 Consolidation of land for "superlot" purposes to facilitate land assembly for future development; 2.2.3 The purposes of allowing access; and/or 2.2.4 The facilitation and provision of services or infrastructure. <p>2.3 A Residential Density Code Plan shall show the specific Residential Density Codings for all subdividable areas, in accordance with Plan 3 and the density requirements set out in Part 1 of this Local Structure Plan.</p> <p>2.4 Following Western Australian Planning Commission endorsement of the Residential Density Code Plan, one copy shall be retained by the Western Australian Planning Commission, one copy shall be provided to the City for retention with the Local Structure Plan, and one copy shall be provided to the proponent.</p> <p>2.5 Local Development Plans (LDPs) shall be prepared for:</p> <ul style="list-style-type: none"> a) Mixed Use and Business zones; b) Dunal housing; c) Lots immediately adjacent public open space; d) Centres 1, 2 and 3 as identified on Plan 1; e) Lots the subject of Clause 2.7 e) below, where considerable differences exist between low, medium and high densities; and f) Lots with a Residential Density Code greater than R60. <p>2.6 For land affected by 2.5 a) to e), the City will not approve development in the absence of a LDP unless the City is satisfied that the development is of a scale and permanence that would not prejudice:</p> <ul style="list-style-type: none"> a) the design of the LDP; or b) the timely provision of infrastructure and services to the area; or

TABLE 1: GENERAL PLANNING REQUIREMENTS FOR THE LOCAL STRUCTURE PLAN AREA

	<p>c) the development of the surrounding area in line with the LSP.</p> <p>2.7 In addition to any general matters required to be included within a LDP under Clause 9.14.2 of the Scheme and the Precinct-specific matters required to be included in each LDP under Tables 2-5, all development LDPs shall specifically incorporate the following provisions and design elements:</p> <ul style="list-style-type: none"> a) Variations from the development standards of the R-Codes and/or the Scheme. b) Grouped and multiple dwelling sites as defined by a nominated R-Code. c) Special development/building requirements (noise attenuation, access restrictions, built form controls, building setbacks, building height, footprints and/or envelopes, parking, surveillance of laneways, etc). d) Depiction of buildings that are designed to address all street and public realm/open space frontages, and shall not include blank facades on these frontages. e) Appropriate development provisions to facilitate a suitable built form transition, where considerable differences exist between low, medium and high densities. These provisions may relate to built form, height and scale and overshadowing. <p>2.8 Centre LDPs shall be prepared for Centres 1, 2 and 3 identified on Plan 1 and, in addition to any general matters required to be included within a LDP under Clause 9.14.2 of the Scheme and required for each LDP in Tables 2-5, shall address the following matters:</p> <ul style="list-style-type: none"> a) Integration and robust building design to facilitate mixed use development. b) Ground floor buildings to address and activate the street. c) Street elevations to be articulated to include defined street front clearly identifiable from the street. d) Interface between the public and private realms, particularly where lots abut public open space. e) Identification of landmark sites with special architectural treatment. f) The manner in which the development will maximise climate responsiveness including solar access and minimisation of wind impacts on both the public and private realms. g) Inclusion of pedestrian shelter at street level. h) Where possible vehicle access and street and parking to be located at the rear of the buildings. i) On street parking is encouraged. j) Noise attenuation to protect the residential amenity, where required. k) Built form response to terrain including retaining walls and site levels. l) Noise amelioration associated with Marmion Avenue and the railway. <p>2.9 Pursuant to Clause 3.7.4 of the Scheme, the maximum Retail Net Lettable Area permissible is included in Table 7 and this may be exceeded through a Centre LDP,</p>
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TABLE 1: GENERAL PLANNING REQUIREMENTS FOR THE LOCAL STRUCTURE PLAN AREA

	<p>prepared for the entire centre, where the requirements of State Planning Policy 4.2 – Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and City of Wanneroo.</p> <p>2.10 A hard edge, such as a road or dual use path interface, is required with Bush Forever Site 397, the foreshore reserve and Bush Forever Site 130.</p> <p>2.11 The City of Wanneroo’s ‘Medium Density Housing Standards (R-MD)’ Local Planning Policy (R-MD Codes LPP) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved Local Development Plan imposing R-Code variations for lots coded R60 or less applies, the variations set out in the R-MD Codes LPP apply to this Local Structure Plan and thereby constitute Acceptable Development within the structure plan area.</p>
<p>3. Land Use Permissibility</p>	<p>3.1 Land Use permissibility within each Precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme with the exception of the exclusions and additions as outlined in Tables 2-6.</p>
<p>4. Strategies and Plans</p>	<p>4.1 At the time of subdivision and/or development the City will recommend to the Western Australian Planning Commission/or impose conditions in accordance with Table 7 of the Local Structure Plan.</p> <p>4.2 At the time of subdivision, the proponent is to provide a Residential Density Code Plan, dwelling yield plan, road layout plan, public open space schedule identifying drainage credits and any other information as reasonably required by the Western Australian Planning Commission and/or the City.</p> <p>4.3 The Carnaby’s Black Cockatoo habitat, as identified in the Department of the Environment, Water, Heritage and the Arts assessment and denoted as Open Space incorporating retained vegetation for conservation purposes on Plan 1, shall be retained in public open space.</p>

TABLE 2: PLANNING REQUIREMENTS FOR PRECINCT 1 – COASTAL VILLAGE

<p>1. Precinct Objective</p>	<p>1.1 To promote development that is complimentary to the coastal setting of the site and contributes to the creation of a strong local sense of place for the Local Structure Plan area.</p>
<p>2. Density Range and Target Dwelling Yield</p>	<p>2.1 The allocation of residential densities on the Residential Density Code Plan in this Precinct shall be in accordance with the following locational criteria:</p> <ul style="list-style-type: none"> a) R20 – R60 <ul style="list-style-type: none"> i) Medium densities of R30 to R60 in areas of high amenity including within 400 metres of Centre 1, around public open space and adjacent to public transport or neighbourhood connector routes. ii) Low density of R20 in areas that respond to and protect the parabolic dunal system and elsewhere within the precinct. b) R40 – R160 <ul style="list-style-type: none"> i) High density of R160 within Centre 1. ii) High density of R100 for iconic building sites identified on Plan 3. iii) Medium to high densities of R40 to R100 within 200 metres of Centre 1. iv) Medium densities of R40 to R60 are to be provided elsewhere as appropriate. <p>2.2 A minimum target dwelling yield of 1600 dwelling units shall be achieved for this precinct.</p>
<p>3. Development</p>	<p>3.1 In addition to any general matters required to be included within a LDP under Table 1 of this LSP and Clause 9.14.2 of the Scheme, a LDP shall specifically address the following design elements:</p> <ul style="list-style-type: none"> a) Built form responses to terrain including retaining walls and site levels and with particular regard to the parabolic dunal system; and. b) Minimum and maximum building height. <p>3.2 A hard edge, such as a road or dual use path shall provide the interface with Bush Forever Site 397, the foreshore reserve, and Bush Forever Site 130.</p> <p>3.3 Coastal foreshore setbacks and maximum building heights are to be consistent with State Planning Policy 2.6 – State Coastal Planning.</p> <p>3.4 The north-south road on the western side of the Waste Water Treatment Plant which traverses the ‘Parks and Recreation’ reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.</p>
<p>4. Land Use Permissibility</p>	<p>4.1 Land Use permissibility within this precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme with the exception of the following in the Commercial Zone:</p> <ul style="list-style-type: none"> a) Aged or Dependant Persons’ Dwelling – ‘P’ b) Multiple Dwelling – ‘P’

TABLE 3 : PLANNING REQUIREMENTS FOR PRECINCT 2 – CENTRAL

1. Precinct Objectives	1.1 To offer affordable housing choice within a range of low to medium residential densities.
2. Density Range and Target Dwelling Yield	<p>2.1 The allocation of residential densities on the Residential Density Code Plan in this Precinct shall be in accordance with the following locational criteria:</p> <ul style="list-style-type: none"> a) R20 – R60 <ul style="list-style-type: none"> i) Medium densities of R30 to R60 in areas of high amenity including around public open space, within 400 metres of Centres 2 and 3 and adjacent to the Primary School. ii) Low density of R20 elsewhere within the precinct. <p>2.2 A minimum target dwelling yield of 330 dwelling units shall be achieved for this precinct.</p>
3. Development	3.1 A Development Concept Plan is to be prepared, to the specification of the Department of Education and Training, to address the school layout, site access and integration with the abutting public open space.
4. Land Use Permissibility	<p>4.1 Land Use permissibility within this precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme with the exception of the following:</p> <ul style="list-style-type: none"> a) in the Commercial Zone: Multiple Dwelling – ‘P’; and b) in the Residential Zone: Educational Establishment – ‘P’ use in the location of the Primary School as identified on Plan 1.

TABLE 4: PLANNING REQUIREMENTS FOR PRECINCT 3 – EASTERN

1. Precinct Objectives	1.1 To create a high amenity precinct based on the provision of Public Open Space and housing choice and to facilitate the replacement of vehicular journeys with journeys by public transport, on foot or by bike.
2. Density Range and Target Dwelling Yield	<p>2.1 The allocation of residential densities on the Residential Density Code Plan in this Precinct shall be in accordance with the following locational criteria:</p> <ul style="list-style-type: none"> a) R20 – R80 <ul style="list-style-type: none"> i) High density of R80 within 400 metres of the possible future railway station. ii) Medium densities of R30 to R60 in areas of high amenity including around public open space and within 800 metres of possible future railway station. iii) Low density of R20 elsewhere within the precinct. <p>2.2 A minimum target dwelling yield of 200 dwelling units shall be achieved for this precinct.</p>
3. Development	<p>3.1 In addition to any general matters required to be included within a LDP under Table 1 of this LSP and Clause 9.14.2 of the Scheme, a LDP shall specifically address the following design elements:</p> <ul style="list-style-type: none"> a) Noise amelioration associated with Marmion Avenue and the railway line. b) Investigate the potential for robust/adaptable built form to accommodate change in use over time.
4. Land Use Permissibility	<p>4.1 Land Use permissibility within this precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme with the exception of the following in the Commercial Zone:</p> <ul style="list-style-type: none"> a) Multiple Dwelling – ‘P’

TABLE 5: PLANNING REQUIREMENTS FOR PRECINCT 4 – TRANSIT

<p>1. Precinct Objectives</p>	<p>1.1 To create a precinct founded on a variety of land uses including a range of residential densities and the establishment of viable and sustainable non-residential land uses including mixed use and service commercial.</p>
<p>2. Density Range and Target Dwelling Yield</p>	<p>2.1 The allocation of residential densities on the Residential Density Code Plan in this Precinct shall be in accordance with the following locational criteria:</p> <p>a) R30 – R80</p> <p>i) High density of R80 within 400 metres of the possible future railway station.</p> <p>ii) Medium densities of R40 to R60 in areas of high amenity including around public open space and within 800 metres of the possible future railway station.</p> <p>iii) Medium density of R30 elsewhere within the precinct.</p> <p>2.2 A minimum target dwelling yield of 185 dwelling units shall be achieved for this precinct.</p>
<p>3. Special Control Area</p>	<p>3.1 <i>Description</i></p> <p>This Special Control Area applies to land as designated on the LSP Map.</p> <p>3.2 <i>Objectives</i></p> <p>3.2.1 To deliver and provide a framework that facilitates the delivery of mixed use development and employment generating land uses.</p> <p>3.2.2 To encourage development that contributes to achieving a robust and adaptable built form, capable of facilitating intensification and change of land use over time.</p> <p>3.3 <i>Special Development Provisions</i></p> <p>A Local Development Plan is to be prepared over all lots within the Special Control Area, that addresses the following, recognising the mixed use development outcome.</p> <p>3.3.1 Generally nil setbacks to the street, whilst allowing articulation to the front of the building.</p> <p>3.3.2 Buildings can be built to both side boundaries to present a contiguous built frontage to the street.</p> <p>3.3.3 Awnings are provided where for pedestrian shelter, which may overhang the road reserve.</p> <p>3.3.4 A designated room can be provided at the front of a mixed use building that can include:</p> <ul style="list-style-type: none"> • Direct access to the street. • Glazing, where appropriate to the use, to allow adaptable reuse. <p>3.3.5 Parking for non-residential land uses.</p> <p>3.3.6 Increased site cover and plot ratio recognising the mixed use environment, whilst also providing appropriate outdoor living areas.</p>



TABLE 5: PLANNING REQUIREMENTS FOR PRECINCT 4 – TRANSIT

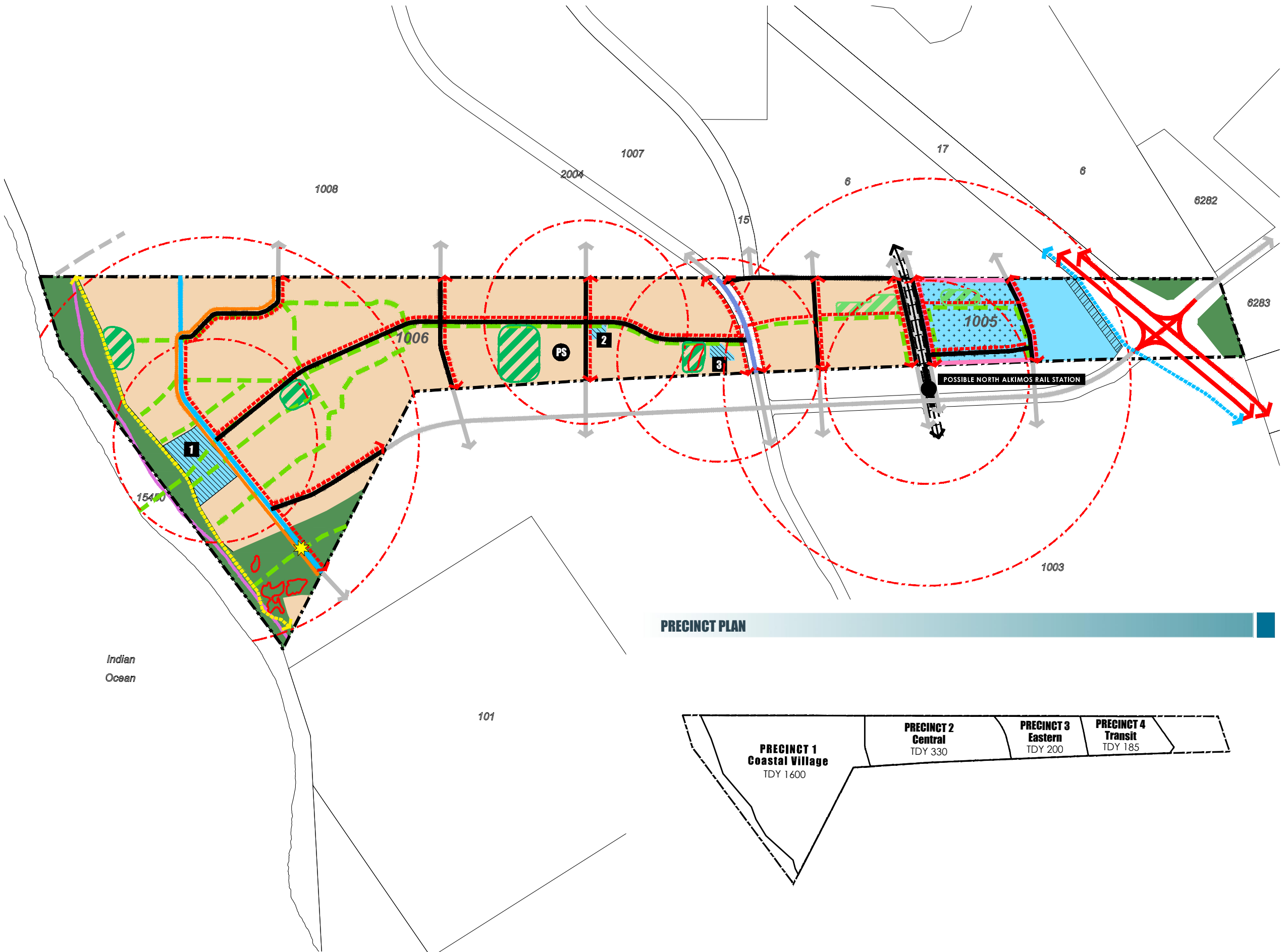
	<p>3.3.7 Integrated signage to facilitate adaptive reuse.</p> <p>3.3.8 In the case of lots adjacent to the future Service Commercial area to the north, an active interface can be provided between these lots and the future Service Commercial area.</p> <p>3.4 In order to ensure that subdivision within the Special Control Area facilitates mixed use development, lots adjacent to distributor roads, high employment generators and the future service commercial area to the north are to be a minimum of 1000m², unless it can be demonstrated that a minor reduction in area can accommodate mixed use development and, in the case of lots adjacent to the future service commercial area to the north, a satisfactory interface between these lots and the future service commercial area can be provided.</p> <p>3.5 Notwithstanding the above Clause 3.4, any further strata subdivision of lots adjacent to distributor roads, high employment areas and the future service commercial area to the north will only be supported where in accordance with an approved application for development which demonstrates that the lots are capable of accommodating mixed use development, in accordance with the above Special Control Area and Local Development Plan provisions.</p>
<p>4. Land Use Permissibility</p>	<p>4.1 Land Use permissibility within this precinct shall be in accordance with the corresponding Zone or Reserve under the Scheme.</p>

TABLE 6: COMMERCIAL AND RETAIL FLOORSPACE ALLOCATION FOR THE LOCAL STRUCTURE PLAN AREA

Centre	DPS2 Zoning	Anticipated Attributes (including retail and non-retail components)	Max. Retail Net Lettable Area
Centre 1 – Alkimos North Coastal Village	Commercial	Main Street Mixed Use Supermarket Festival Retail Tavern/Micro Brewery Tourism High Density Living Capitalise on Secondary Transit Route	6,000 m ²
Centre 2 – Local Centre	Commercial	Corner Store Child Care/Medical Centre Mixed Use/Residential Education Compatible Uses	1,051 m ²
Centre 3 – Local Centre	Commercial	Corner Store/Small Supermarket Small number of commercial tenancies Car-based convenience Residential Child Care/Medical Centre	600 m ²

TABLE 7: SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Document/Requirement	Approving Authority
<i>Prior to the lodgement of an application for subdivision, the following are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision:</i>	
Residential Density Code Plan (including justification for the allocation of density in accordance with the LSP)	WAPC
Public Open Space Schedule (including drainage credits)	WAPC
Karst Investigation Report	City of Wanneroo
Noise Assessment Report (for noise sensitive proposals affected by Marmion Avenue or the railway alignment in accordance with State Planning Policy 5.4)	Department of Environment Regulation
Transport Impact Assessment	City of Wanneroo
<i>At the time of subdivision, the City of Wanneroo may recommend conditions, as applicable, requiring the preparation and/or implementation of the following:</i>	
Urban Water Management Plan	City of Wanneroo/Department of Water
Karst Management Plan (only where Karst is present)	City of Wanneroo
Geotechnical Report	City of Wanneroo
Noise Assessment Report (implementation as applicable)	City of Wanneroo/Department of Environment Regulation
Unexploded Ordnance Investigations	Department of Fire and Emergency Services
Landscape Plan (where public open space is proposed)	City of Wanneroo
<i>At the time of subdivision, the City of Wanneroo shall recommend to the WAPC, as applicable, the implementation of the following, which have been prepared and approved as part of the Structure Plan, as a condition of subdivision:</i>	
Environmental Management Plan (including Vegetation and Fauna Management Strategy)	City of Wanneroo
Foreshore Management Plan	WAPC/City of Wanneroo



LEGEND

RESERVES

- Parks and Recreation
- Primary Regional Road
- Other Regional Road
- Railways

ZONES

- Residential
- Business
- Commercial
- Mixed Use

MOVEMENT

- Proposed Railway Station
- Neighbourhood Connector
- Secondary Public Transport System
- Coastal Road
- Principle Shared Path
- Shared Path
- Foreshore Path
- Linkages outside of Structure Plan

STRATEGIC PUBLIC OPEN SPACE AND LINKAGES

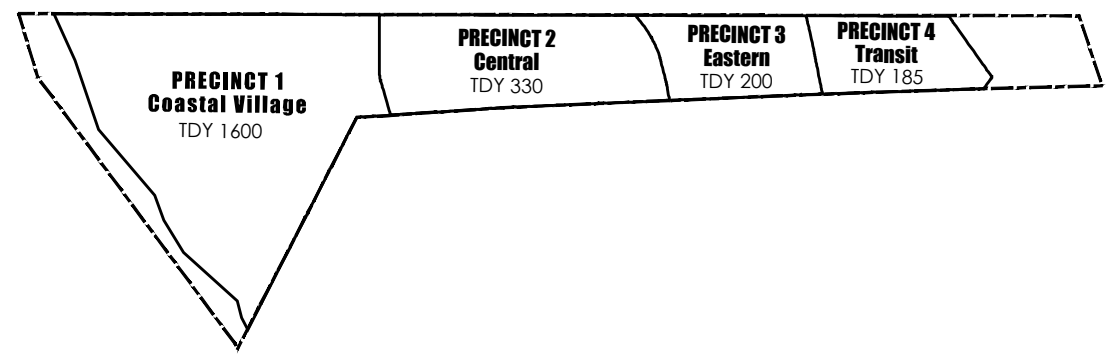
- Indicative Strategic Open Space
- Open Space incorporating retained vegetation for conservation purposes
- Social/Pedestrian/Cycle Linkages
- Social/Pedestrian/Cycle Linkages (on land owned by others)

Note: Open space shown on this plan is indicative only and subject to detailed design. Balance of 10% to be provided as part of detailed subdivision design.

OTHER

- Structure Plan Boundary
- Special Control Area
- PS Primary School
- 1 Centre 1 - Alkimos North Coastal Village
- 2 Centre 2 - Local Centre
- 3 Centre 3 - Local Centre
- Walkable Catchments (400m/5minute & 800m/10minute)
- Coastal Foreshore Setback
- Suspected Threatened Ecological Communities (Subject to verification)
- 32m Wide Easement for 132kv Power Lines
- TDY Target Dwelling Yield
- The north-south road on the western side of the Waste Water Treatment Plant which traverses the 'Parks & Recreation' reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.

PRECINCT PLAN



LOCAL STRUCTURE PLAN

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006 MARMION AVENUE, ALKIMOS



LEGEND

RESERVES

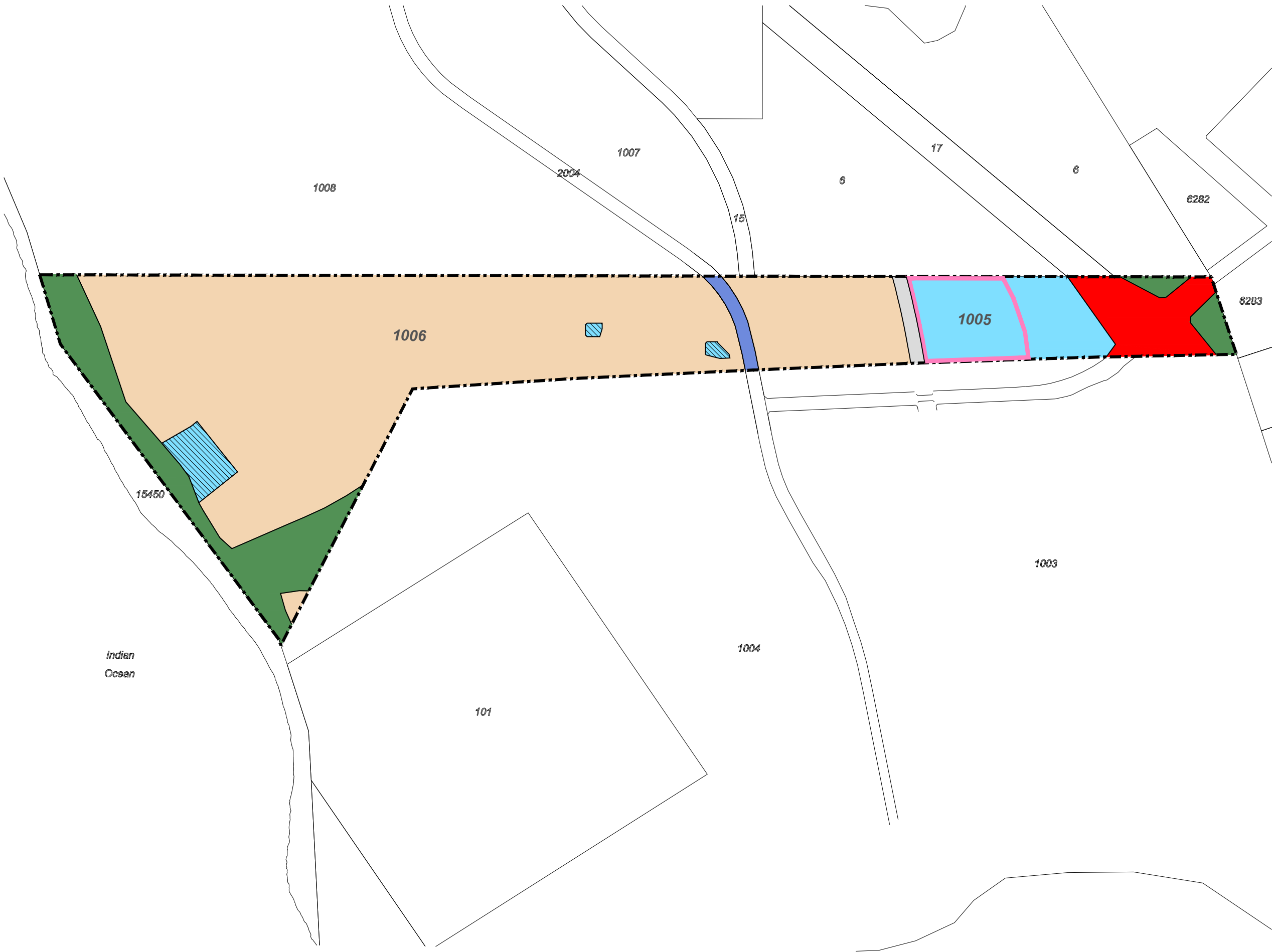
- Parks and Recreation
- Primary Regional Road
- Other Regional Road
- Railways

ZONES

- Residential
- Business
- Commercial
- Mixed Use

OTHER

- Structure Plan Boundary



ZONING PLAN

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006
MARMION AVENUE, ALKIMOS

TAYLOR BURRELL BARNETT | TABEC | EPCAD
SHARIN HOWE | CREATING COMMUNITIES
MACROPLAN | M.P. ROGERS & ASSOCIATES
SUSTAINABLE SOLUTIONS | WHELANS | ENV
OVERMAN ZUIDVELD | TAYLOR ROBINSON

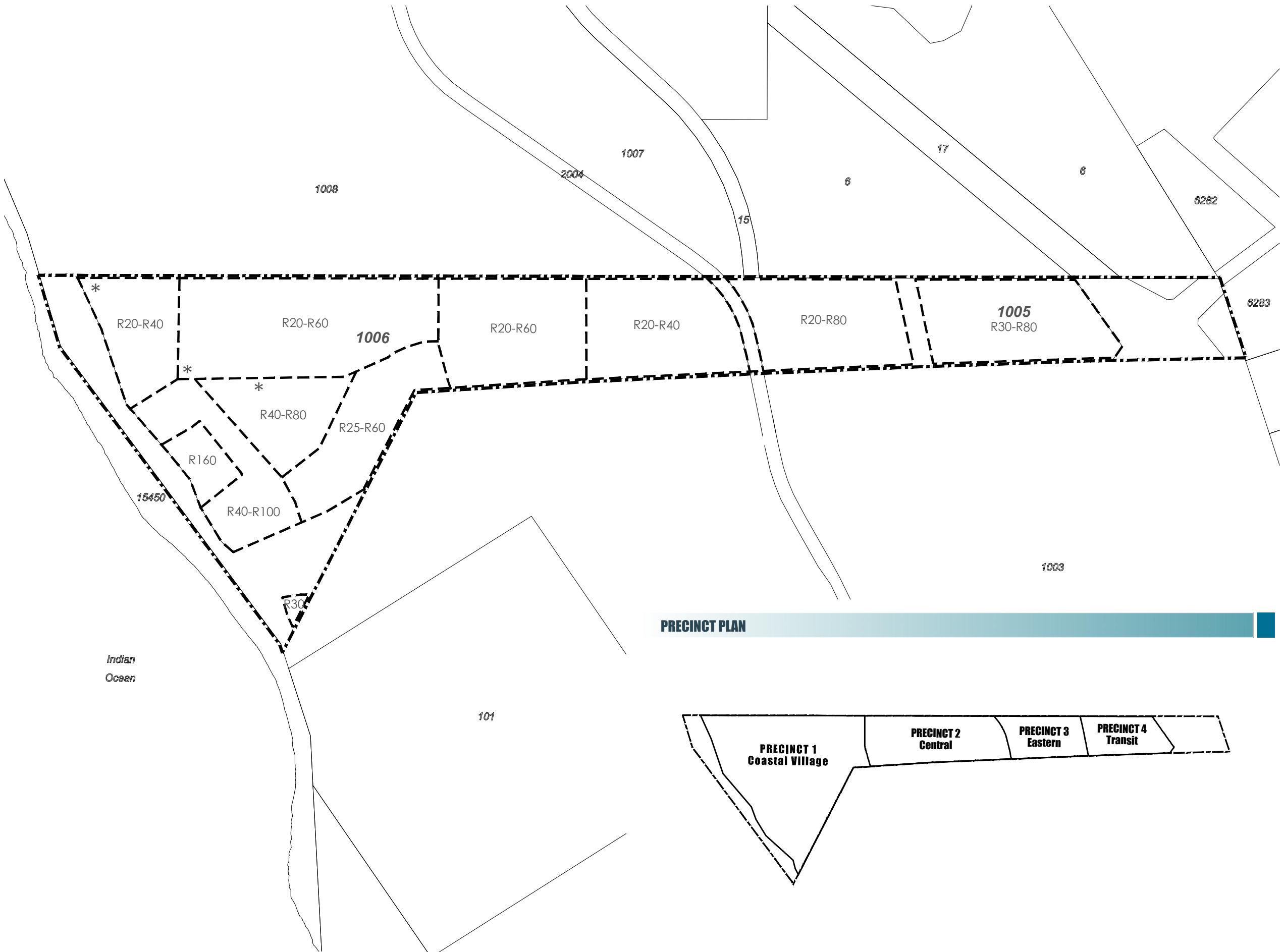
PLAN 02
PEET

PLAN - 07/085/G032C
PLAN - 2348-213-01
DATE - 02.09.2015

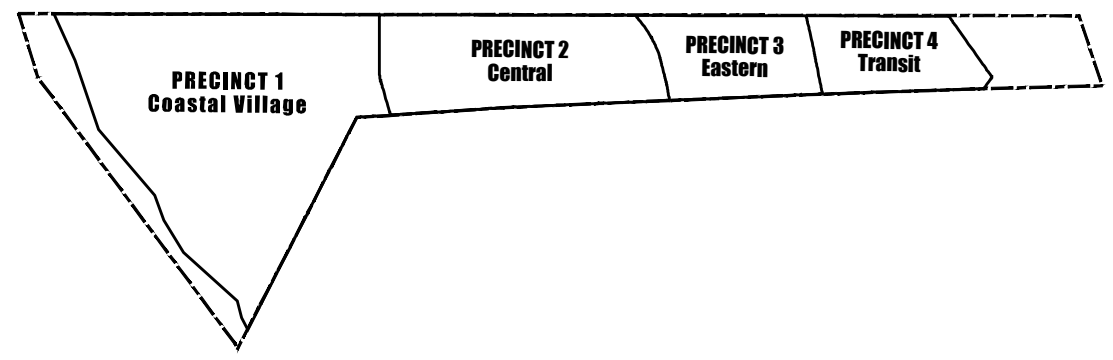
0m 100m 200m

LEGEND

- ■ ■ Structure Plan Boundary
- - - R-Code Boundary
- * R100 Iconic Building Site



PRECINCT PLAN



R-CODE DENSITY PLAN

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006 MARMION AVENUE, ALKIMOS

TAYLOR BURRELL BARNETT | TABEC | EP/CAD
 SHARIN HOWE | CREATING COMMUNITIES
 MACROPLAN | M.P. ROGERS & ASSOCIATES
 SUSTAINABLE SOLUTIONS | WHELANS | ENV
 OVERMAN ZUIDVELD | TAYLOR ROBINSON

PLAN 03
 PEET

PLAN - 07/085/G034F
 PLAN - 2348-233-01
 DATE - 21.12.2015

0m 100m 200m