

PRELIMINARY

Unless provided for below, the provisions of the City of Wanneroo Town Planning Scheme No.2, the North Alkimos Local Structure Plan No.73, the Residential Design Codes (R-Codes) and Planning Bulletin 112/2016 Medium Density Single House Development Standards - Development Zones (R-MD Codes) apply.

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

R60 REQUIREMENTS

With the exception of requirements listed below, the R60 requirements of the R-MD Codes apply:

1. Street Setbacks
- a) Buildings shall be setback a minimum of 3m and a maximum of 4m from the primary street boundary. A minimum of 50% of the building frontage shall be setback at 3m from the primary street boundary.
2. Lot boundary setback (Excluding lots 2022, 508)
- a) Two storey boundary walls (minimum height 5.4m and maximum height 7m) are required to both side boundaries at the primary street frontage (with the exception of lot 501 where boundary walls are required to the northern boundary only).

b) Two storey boundary walls are permitted for a maximum length of 50% of the lot boundary.

c) The northern boundary wall on lot 2021 shall be provided with a rendered finish.

d) The southern boundary wall on lot 498 shall be provided with a rendered finish.

e) Two storey boundary walls for lot 498 and lot 2021 shall be contained within locations identified on this LDP.

f) Where light wells are proposed between two storey boundary walls on the same lot no minimum setback shall apply.
3. Building Height
- a) Where identified on this LDP, dwellings shall be single storey in height.

b) Where identified on this LDP, dwellings shall include a two storey element at the primary street frontage.

c) Where single storey dwellings are proposed on lots requiring two storey building height, a development application is required that shall address the following design criteria:

i Dwellings are designed to provide a gradual transition of building heights between single and two storey development to provide streetscape consistency. Increased height front façades at the primary street frontage may be considered to achieve this objective; and

ii Dwellings are designed to reduce the visual appearance of adjoining two storey boundary walls.
4. Laneway Surveillance
- a) Lot 498 shall include one major opening from a habitable room on the upper floor which directly faces the laneway.

R40 REQUIREMENTS

With the exception of requirements listed below, the R40 requirements of the R-MD Codes apply:

4. Lots abutting Public Open Space (POS)
- a) Boundary walls are not permitted where abutting POS.

b) Visually permeable fencing as defined by the R-MD codes shall be provided within the primary street setback area abutting POS. Solid fencing to 1.8m is permitted for the remaining portion of the boundary.

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

d) Enclosed non-habitable structures such as storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed in the same materials as the dwelling. Unenclosed non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.

e) All clothes drying areas and storage areas (including sheds) shall be screened from the POS.

