

LOCAL DEVELOPMENT PLAN No.23

PRELIMINARY

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) 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.

PUBLIC OPEN SPACE INTERFACE (LOT 1801)

1. Building shall be setback a minimum of 1m abutting POS where identified on this LDP.
2. Visually permeable fencing as defined by the R-Codes shall be provided for the front 10m of the lot boundary abutting POS as identified on this LDP. Solid fencing to 1.8m is permitted for the remaining portion of the boundary.
3. Dwellings shall have a minimum of one habitable room with a major opening that has clear view of the POS.
4. Storage sheds are only permitted where visible from the POS if attached to the dwelling and constructed in the same materials as the dwelling.
5. All clothes drying areas shall be screened from the POS.

REAR LOADED LOTS (LOTS 1762-1768)

6. Where identified on this LDP, dwellings shall be two storey.
7. Two storey boundary walls (minimum height 5.4m and maximum height 7m) are required to both side boundaries at the primary street frontage.
8. Two storey boundary walls are permitted for a maximum length of 50% of the lot boundary.
9. Where light wells are proposed between two storey boundary walls on the same lot no minimum setback shall apply.



LOCATION PLAN

shorehaven
ALKIMOS

