

This Local Development Plan has been approved by the City of Wanneroo pursuant to clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

N. deVecchis
Manager, Approval Services
City of Wanneroo

4 July 2025
Date

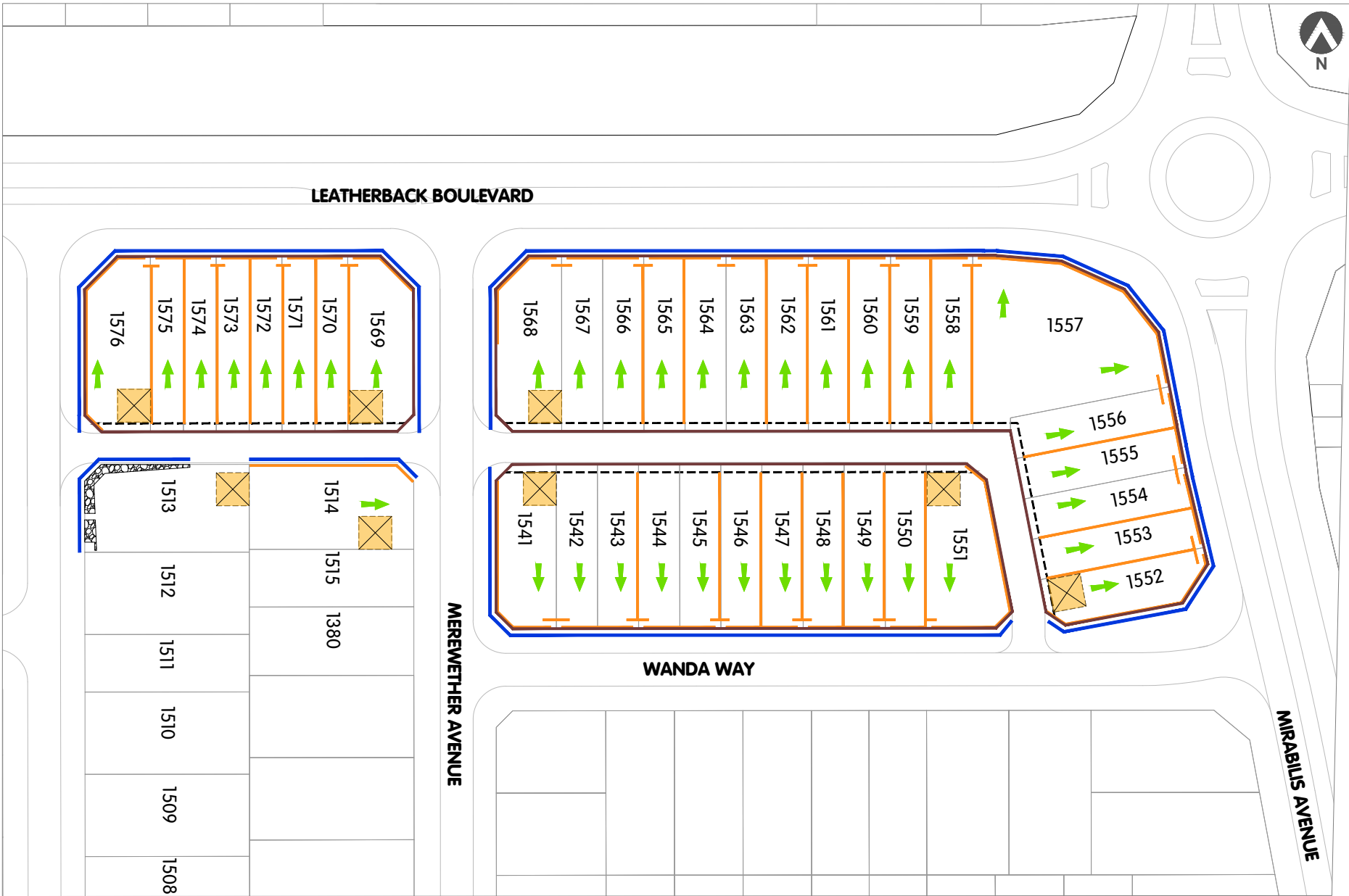
LOCAL DEVELOPMENT PLAN PROVISIONS

The requirements of the City of Wanneroo District Planning Scheme No. 2 and the City of Wanneroo's 'Variation to deemed-to-comply provisions of the R-codes - Medium-density single house development standards' Local Planning Policy (R-MD Codes LPP) apply unless otherwise provided for below.

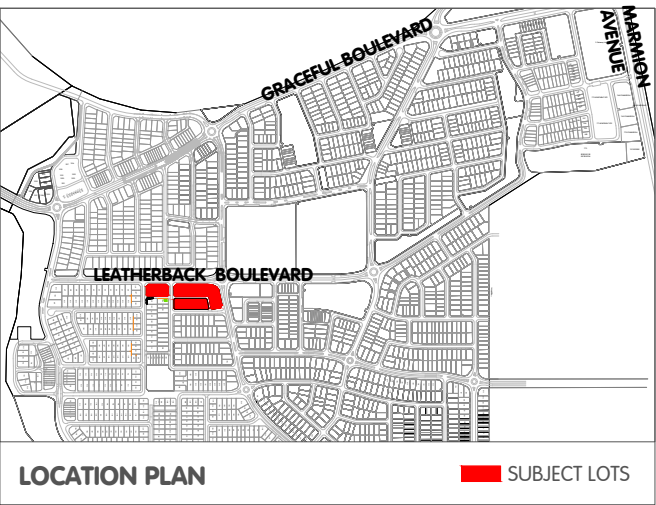
Notwithstanding the above, as of 10 April 2026, the City's Local Planning Policy 4.19 - Medium Density Housing will no longer apply to lots zoned R60 and the Residential Design Codes Vol 1. 2024 will prevail unless otherwise approved by the City of Wanneroo.

DESIGN REQUIREMENTS

1. Setbacks for Laneway Lots (Lots 1541-1551, 1552-1556, 1558-1568 and 1569-1576)	
1.1. Dwelling and Garage (Rear boundary)	1.5m minimum
1.2. Dwelling and Garage (Side boundary)	Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) provided that: <ul style="list-style-type: none">The wall is behind the primary street setback line;There is no maximum length of the boundary wall to one side boundary. To the secondary boundary wall, the maximum length is to be a maximum of 2/3 the length of the boundary behind the primary street setback; andBoundary walls may be constructed to be a maximum height of 7m, in accordance with Table 3 (Category B) of the Residential Design Codes.
2. Dwelling Orientation for Laneway Lots (Lots 1541-1576)	
2.1 Primary Street	A minimum of one (1) Major Opening to a habitable room to the primary frontage to attain adequate passive surveillance of the street
2.2 Secondary Street	A minimum of one (1) Major Opening to a habitable room from the upper floor to the secondary frontage to attain adequate passive surveillance of the street, when two-storey development is proposed.
3. Boundary setbacks for Lots with Rock Batters (Lot 1513)	
3.1 Verandah (Primary Street)	0.5m minimum setback from the top of the Landscape Treatment Building Exclusion Zone.
3.2 Dwelling (Primary)	As per the R-Codes, or 1.0m minimum setback from the top of the Landscape Treatment Exclusion Zone, whichever is greater.
3.3 Dwelling (Laneway)	As per the R-Codes, or 1.4m minimum setback from the top of the Landscape Treatment Exclusion Zone, whichever is greater.



- LEGEND**
- SUBJECT LOTS
 - NO VEHICLE ACCESS
 - LOT NUMBER
 - RETAINING WALL
 - ROCK BATTER
 - 1.5M REAR SETBACK
 - BUILDING ORIENTATION (Refer C1.2.1)
 - DESIGNATED GARAGE LOCATION



CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 180320
DWG REF: 15205 IIs_alkimos-75-180320
PROJECTION: PCG94

AERIAL PHOTOGRAPHY
SOURCE: NA
YYMMDD: NA



G	UPDATE	250619	YS	RDa
F	UPDATE	250617	RG	RDa
E	UPDATE	250604	RG	RDa
D	UPDATE	250423	HL	RDa
C	UPDATE	241108	YS	RDa
B	UPDATE	241010	HL	RDa
A	FIRST ISSUE	240927	HL	RDa
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN NO. 49
Alkimos Beach Stage 22
City of Wanneroo

REF NO. **DLL ALK** DRAW NO. **RD1 614** REV. **G**