



Statutory Planning Committee

Agenda Attachments

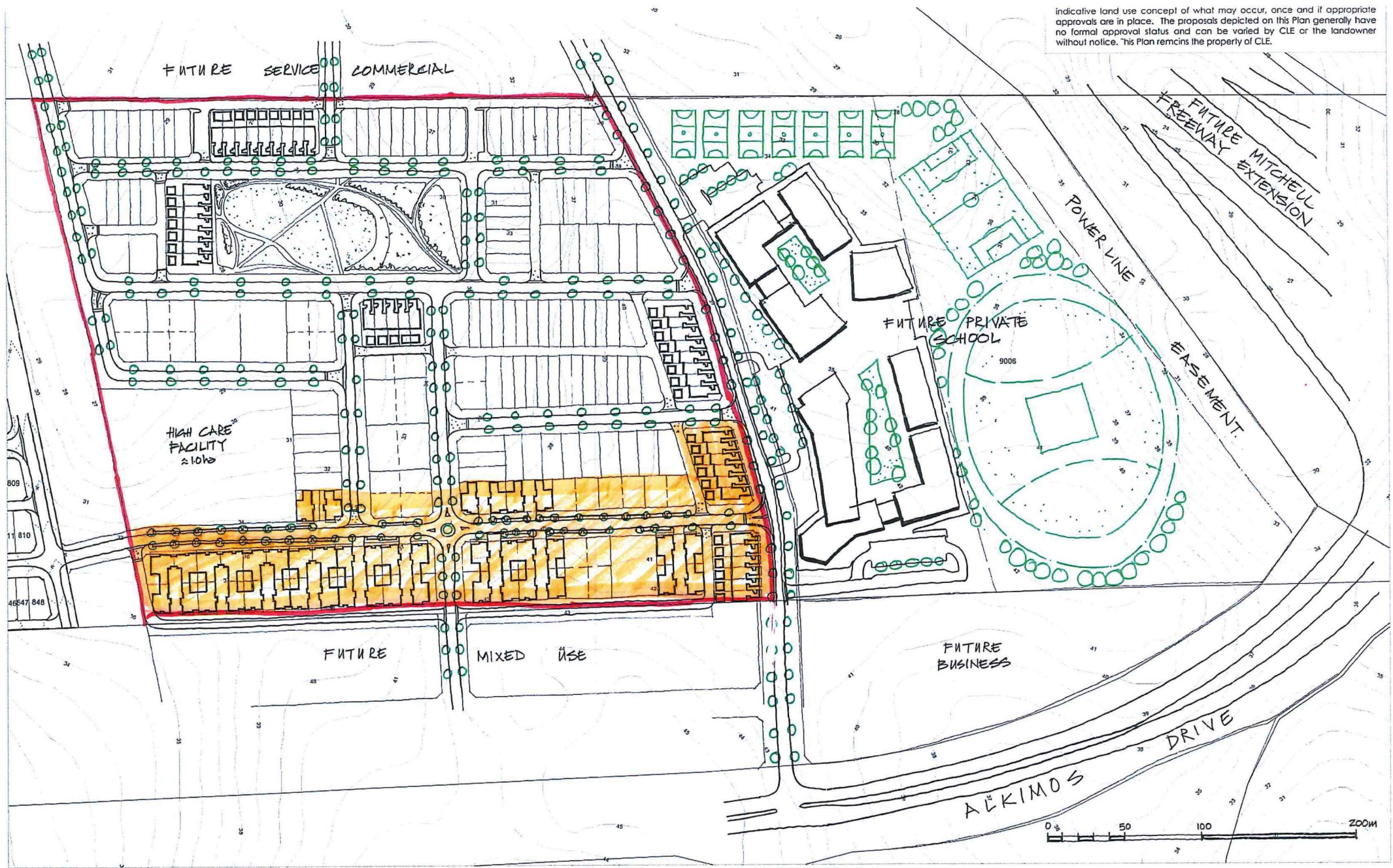
**Tuesday, 24 June 2014
9.00 am**



ITEM NO: 9.1

**North Alkimos Local Structure Plan No.73 - Mixed Use
Zoning and Built form Provisions**

indicative land use concept of what may occur, once and if appropriate approvals are in place. The proposals depicted on this Plan generally have no formal approval status and can be varied by CLE or the landowner without notice. This Plan remains the property of CLE.



MIXED USE BUSINESS PRECINCT - CONCEPT
Shorehaven, Alkimos
City of Wanneroo

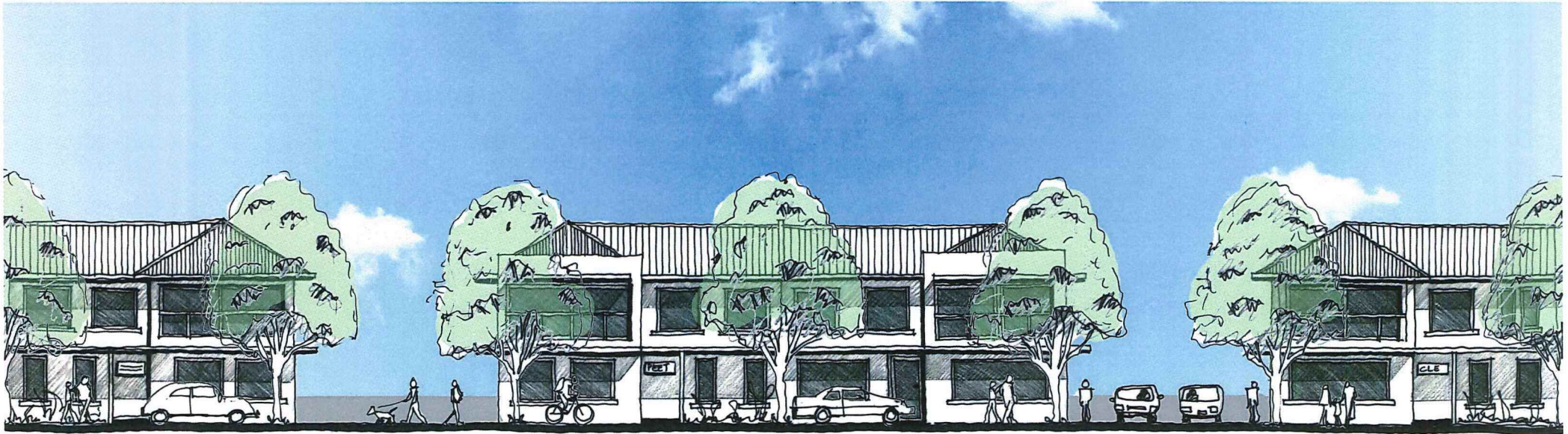
plan no: 2348-25B-01
scale: Not to scale.
date: 11.06.2014

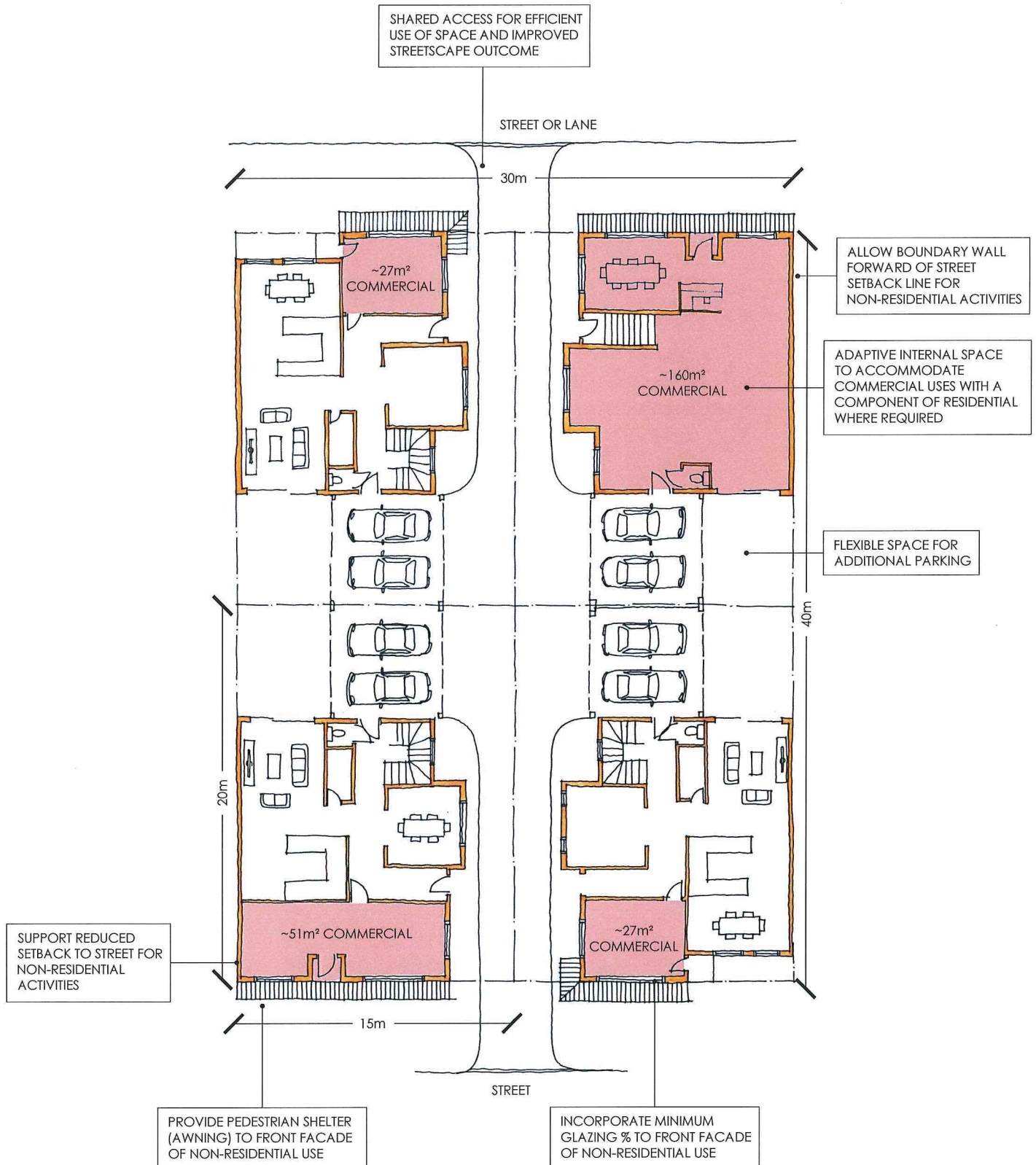
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PO BOX 755 SLEWICK WA 6004

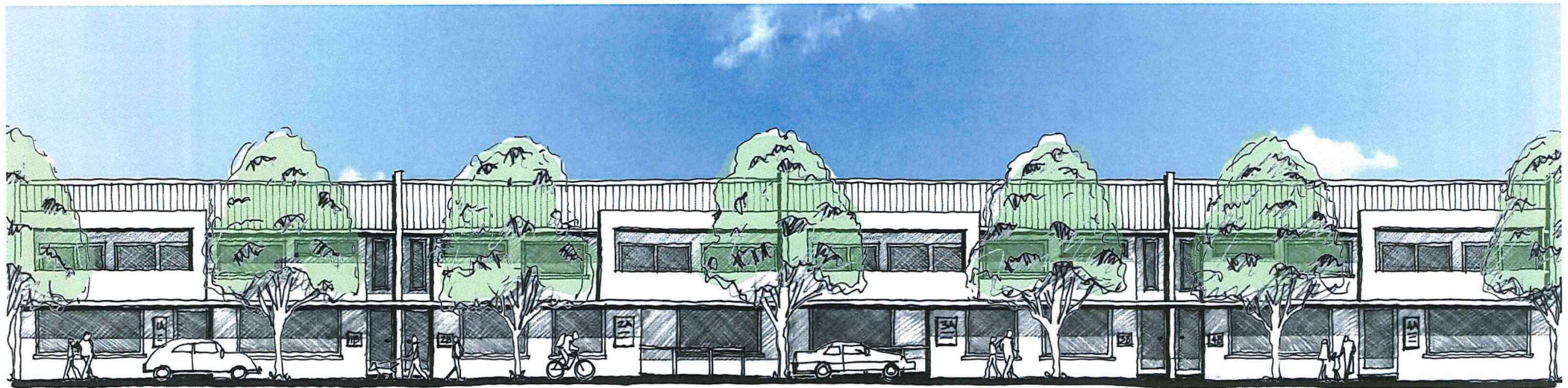
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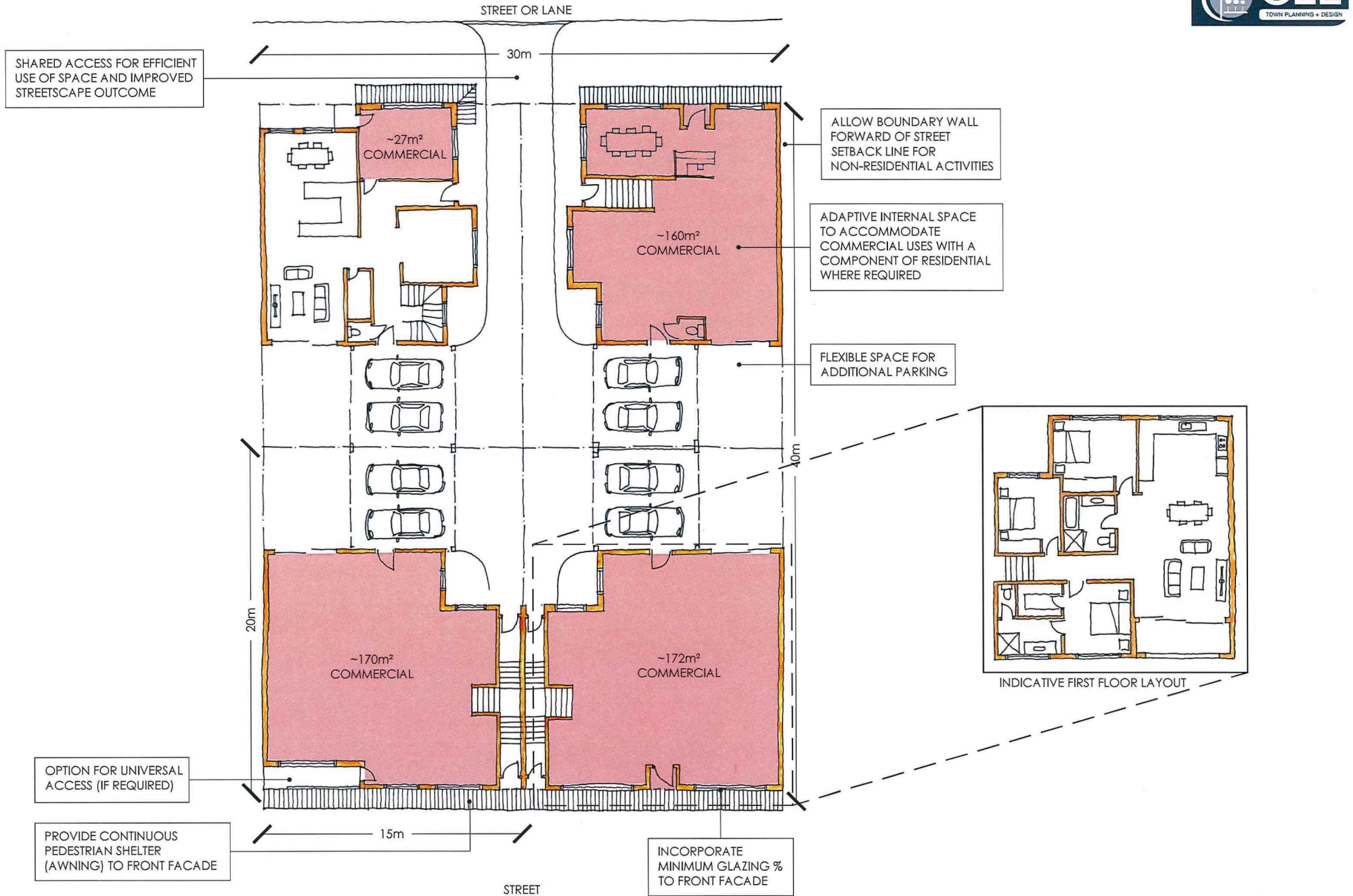
PROPOSED SCA AREA DESIGNATED MIXED USE OPPORTUNITIES UNDER AGENDA ATTACHMENTS PAGE 4

ATTACHMENT 2







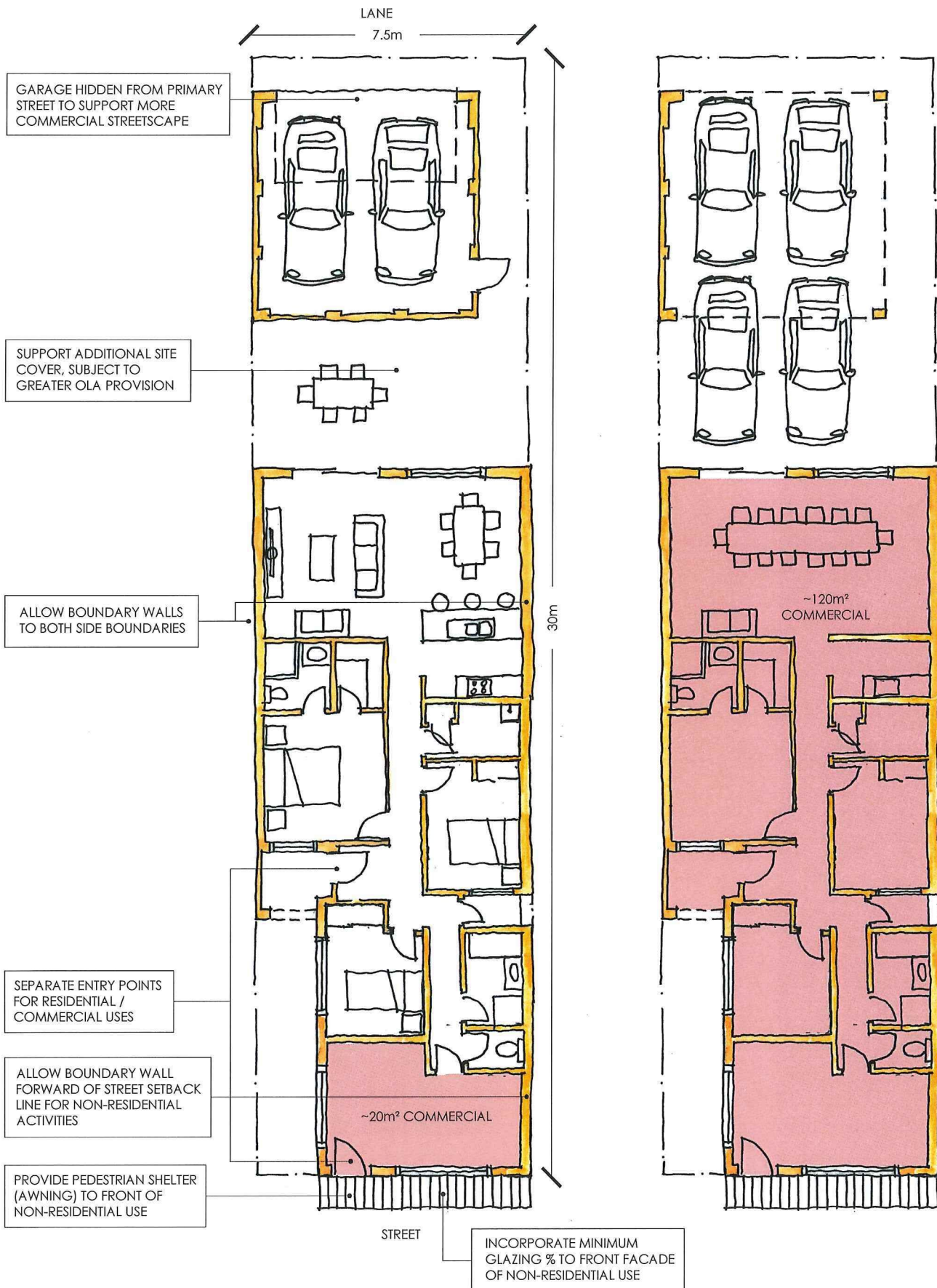


INDICATIVE LAYOUT MIXED USE WALK-UP (OPTION 2)

Shorehaven Mixed Use Business Precinct

2348-24-01 (26.02.2014)





INDICATIVE LAYOUT COTTAGE BUSINESS



Special Control Area – North Alkimos Local Structure Plan No. 73

1.0 Description

This Special Control Area applies to land as shown on the North Alkimos Local Structure Plan No. 73.

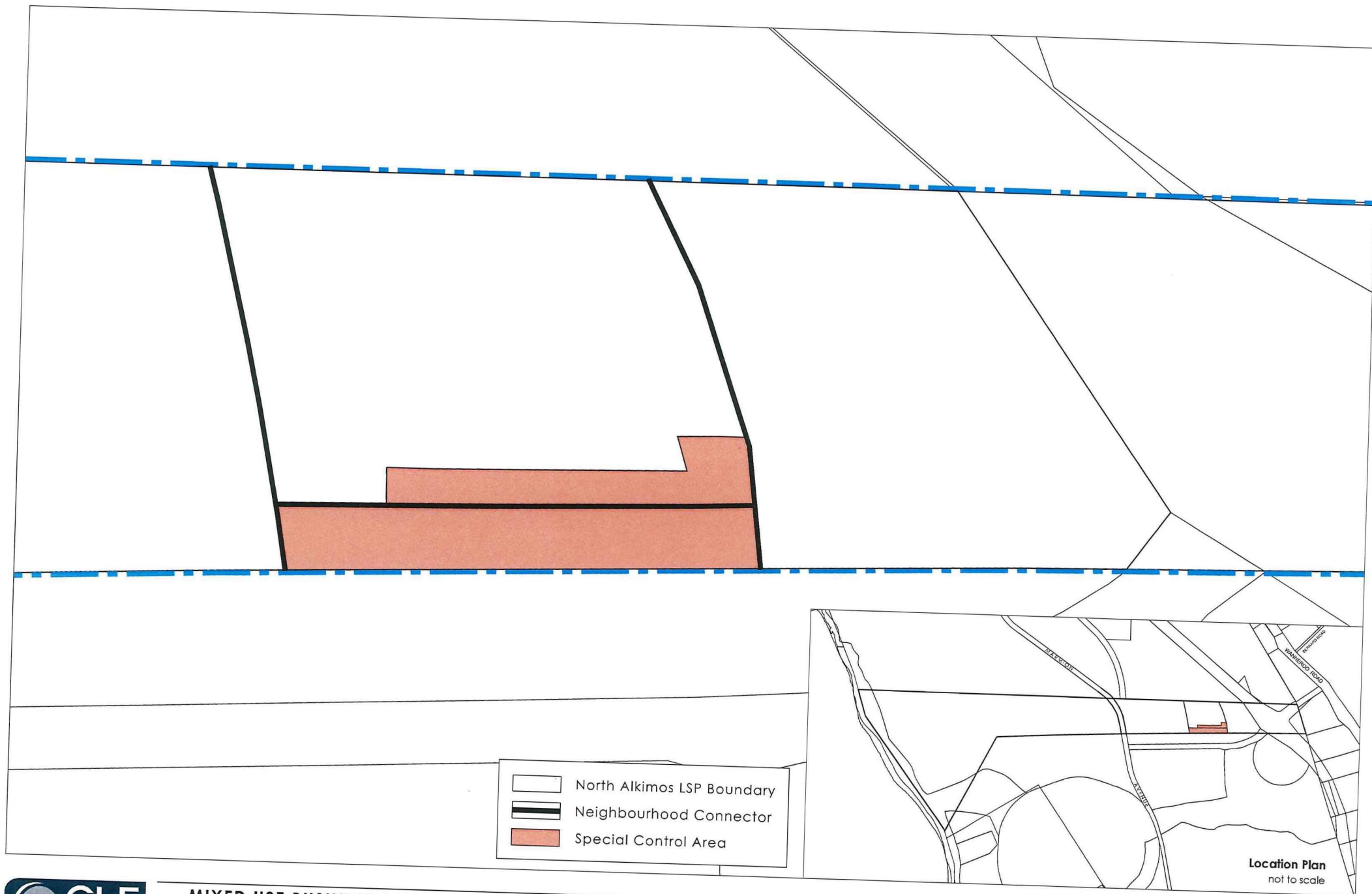
2.0 Objectives

- 2.1 To deliver and provide a framework that facilitates the delivery of mixed use development and employment generating land uses.
- 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.

3.0 Special Development Provisions

A Detailed Area Plan is to be prepared over all lots within the Special Control Area, that addresses the following, recognising the mixed use development outcome:

- 3.1 Generally nil setbacks to the street, whilst allowing articulation to the front of the building.
- 3.2 Buildings can be built to both side boundaries to present a contiguous built frontage to the street.
- 3.3 Awnings are provided where possible for pedestrian shelter, which may overhang the road reserve.
- 3.4 A designated room can be provided at the front of a mixed use building that can include:
 - Direct access to the street.
 - Glazing, where appropriate to the use, to allow adaptable reuse.
- 3.5 Parking for non-residential land uses
- 3.6 Increased site cover and plot ratio recognising the mixed use environment, whilst also providing appropriate outdoor living areas.
- 3.7 Integrated signage to facilitate adaptive reuse.



MIXED USE BUSINESS SPECIAL CONTROL AREA - LSP No. 73
Shorehaven, Alkimos
City of Wanneroo



plan no: 2348-39B-01
scale: 1:4,000 @ A4

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








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56

Plan 1: Activity Centre Structure Plan

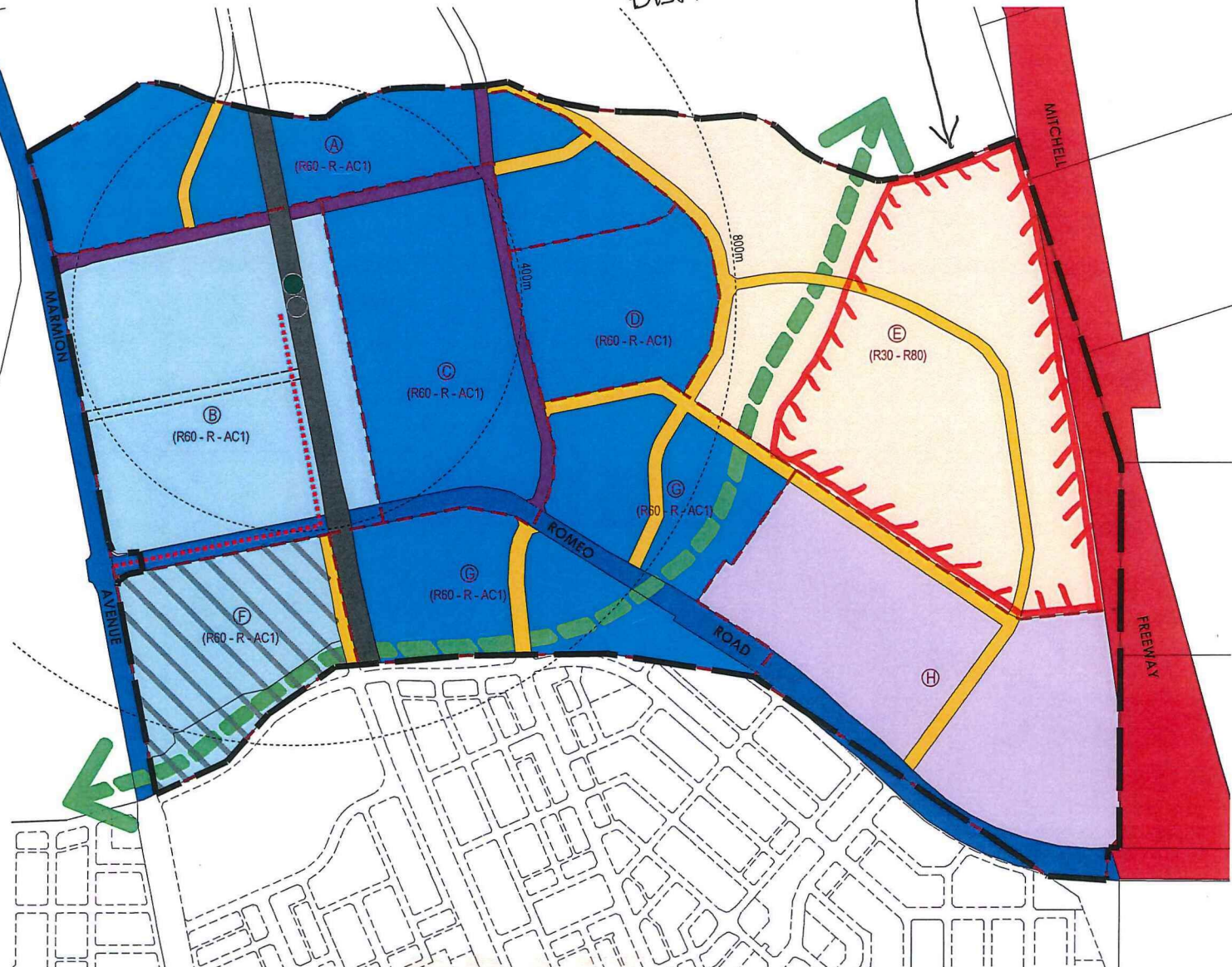
37 Ha AREA DESIGNATED
"SERVICE COMMERCIAL"
UNDER ALKIMOS - EGLINTON
DISTRICT STRUCTURE PLAN

LEGEND

-  Structure Plan Boundary
-  Precinct Boundary
-  Walkable Catchment 400m/800m
-  STS Route
-  Social/ Pedestrian/ Cycle Linkage
-  Transit Station
-  Railway Station
- Residential Density Ranges
(R30 - R80)
- Zones and Precincts
 -  Precinct A - Northern Mixed Use
 -  Precinct B - Retail Core
 -  Precinct C - Central Mixed Use
 -  Precinct D - Eastern Mixed Use
 -  Precinct E - Residential
 -  Precinct F - Gateway Service Commercial
 -  Precinct G - Southern Mixed Use
 -  Precinct H - Business Enterprise
- Reserves
 -  Primary Distributor Road
 -  District Distributor Integrator A
 -  District Distributor Integrator B
 -  Neighbourhood Connector
 -  Main Street
 -  Railway Reserve



DISCLAIMER: ISSUED FOR DESIGN
INTENT ONLY. ALL AREAS AND
DIMENSIONS ARE SUBJECT TO
DETAIL DESIGN AND SURVEY.



LEGEND

LAND WITHIN PART 1 STRUCTURE PLAN BOUNDARIES

PRECINCTS

- ① ACTIVITY CENTRES(Commercial, Retail, Mixed Use & Higher Density Residential)
- ② RESIDENTIAL (Low to Medium Density)
- ③ ENVIRONMENT RESPONSE HOUSING
- ④ EDUCATIONAL AND DISTRICT OPEN SPACE

Note: All areas not denoted as Precincts 1, 3 or 4 are Precinct 2

LAND USE

- TRH TERRAIN RESPONSIVE HOUSING (R10)
- VRH VEGETATION RESPONSIVE HOUSING (R10)
- AMENDMENT 3 AREA

- RESIDENTIAL R20 / R25
- RESIDENTIAL R30 - R60
- RESIDENTIAL R60 - R100

GH GROUP HOUSING

- CENTRE
- COMMERCIAL
- MIXED USE
- BUSINESS ZONE

RESERVES

- SCHOOL SITES
- PUBLIC OPEN SPACE/ DISTRICT OPEN SPACE

* DRAINAGE

NOTE:
FOR POS SCHEDULE REFER TO FIGURE 14

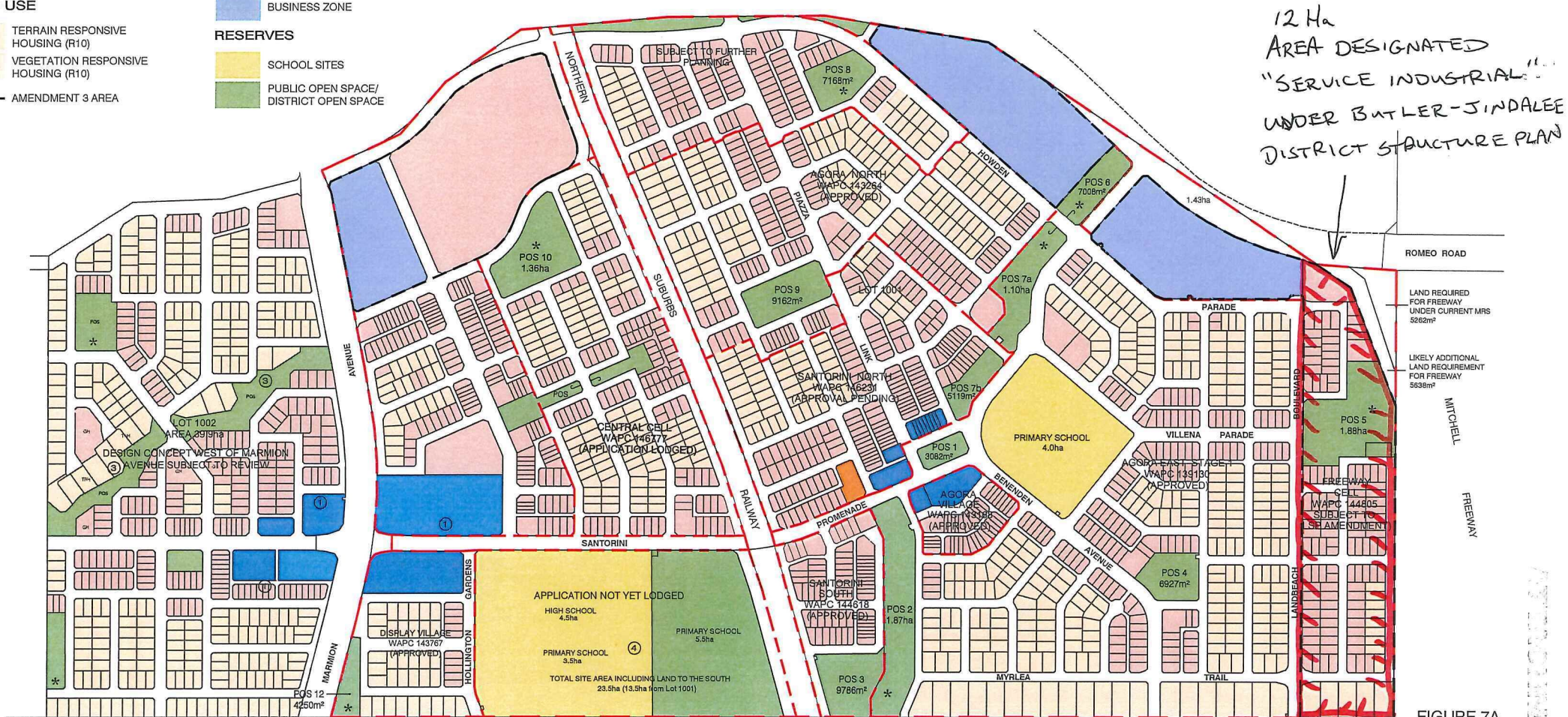
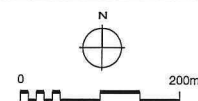


FIGURE 7A

TRINITY
DEVELOPMENT CONCEPT PLAN - AS AMENDED
LOT 1001 MARMION AVENUE
ALKIMOS

DATE: 6th MAY 2014

* DENOTES DRAINAGE SWALE WITHIN POS
(Other areas of POS 100% unconstrained)



LWP
bringing communities to life

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EXECUTIVE SUMMARY

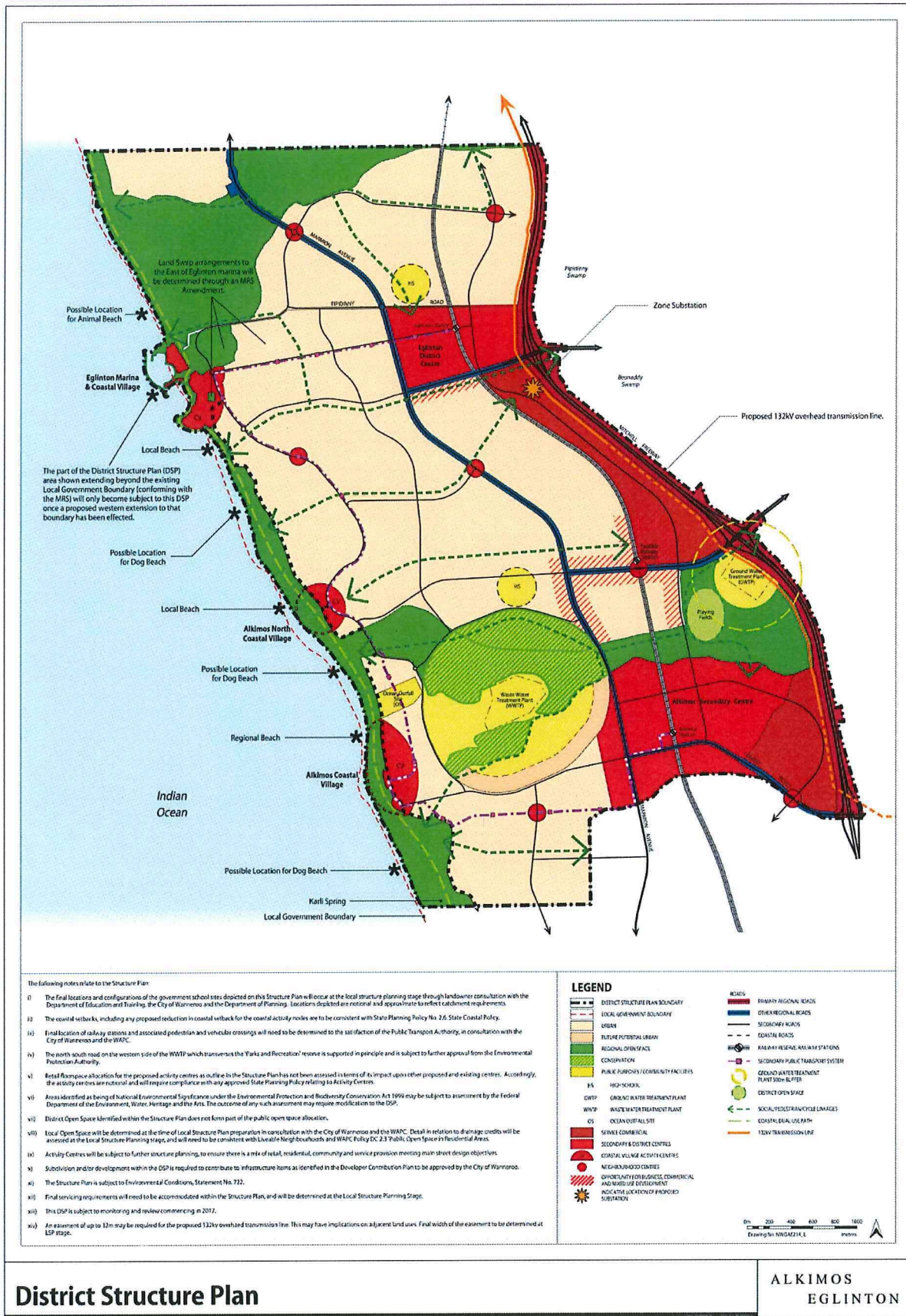


Figure1: District Structure Plan