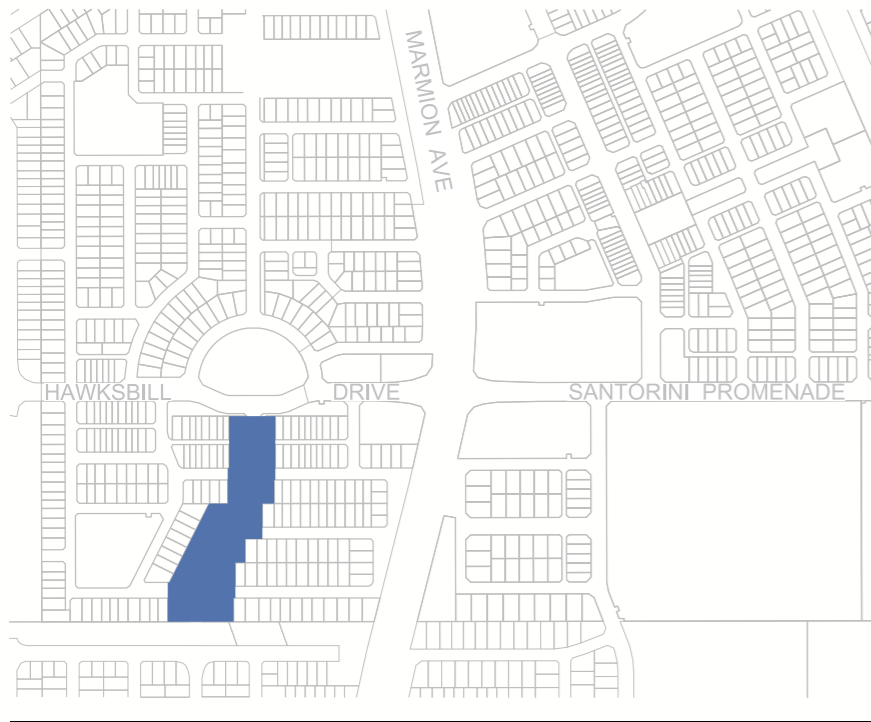


Location Plan



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1 The provisions addressed below and accompanying plan relate to the Western Australian Planning Commission's approved subdivision WAPC Ref: 160755.

Consultation with the adjoining or other landowners to achieve a variation to *State Planning Policy 7.3 – Residential Design Codes (R-Codes)* or Local Planning Policy 4.19: Medium-Density Housing Standards (LPP 4.19), as provided by this Local Development Plan (LDP), is not required.

All requirements, other than those as detailed within this LDP, of the City of Wanneroo *District Planning Scheme No. 2 (DPS 2)*, R-Codes and LPP 4.19 are to be satisfied.

The development standards contained in this LDP apply in addition to those development requirements of the City of Wanneroo DPS 2, Agreed Structure Plan 60 – Lots 1011 & 1002 Marmion Avenue, Alkimos, any relevant planning policy (including LPP 4.19 and the R-Codes) as applicable. Notwithstanding, as at 1 September 2025, the City's LPP 4.19 will no longer apply and the R-Codes Vol.1 2023 will prevail unless otherwise approved by the City of Wanneroo.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

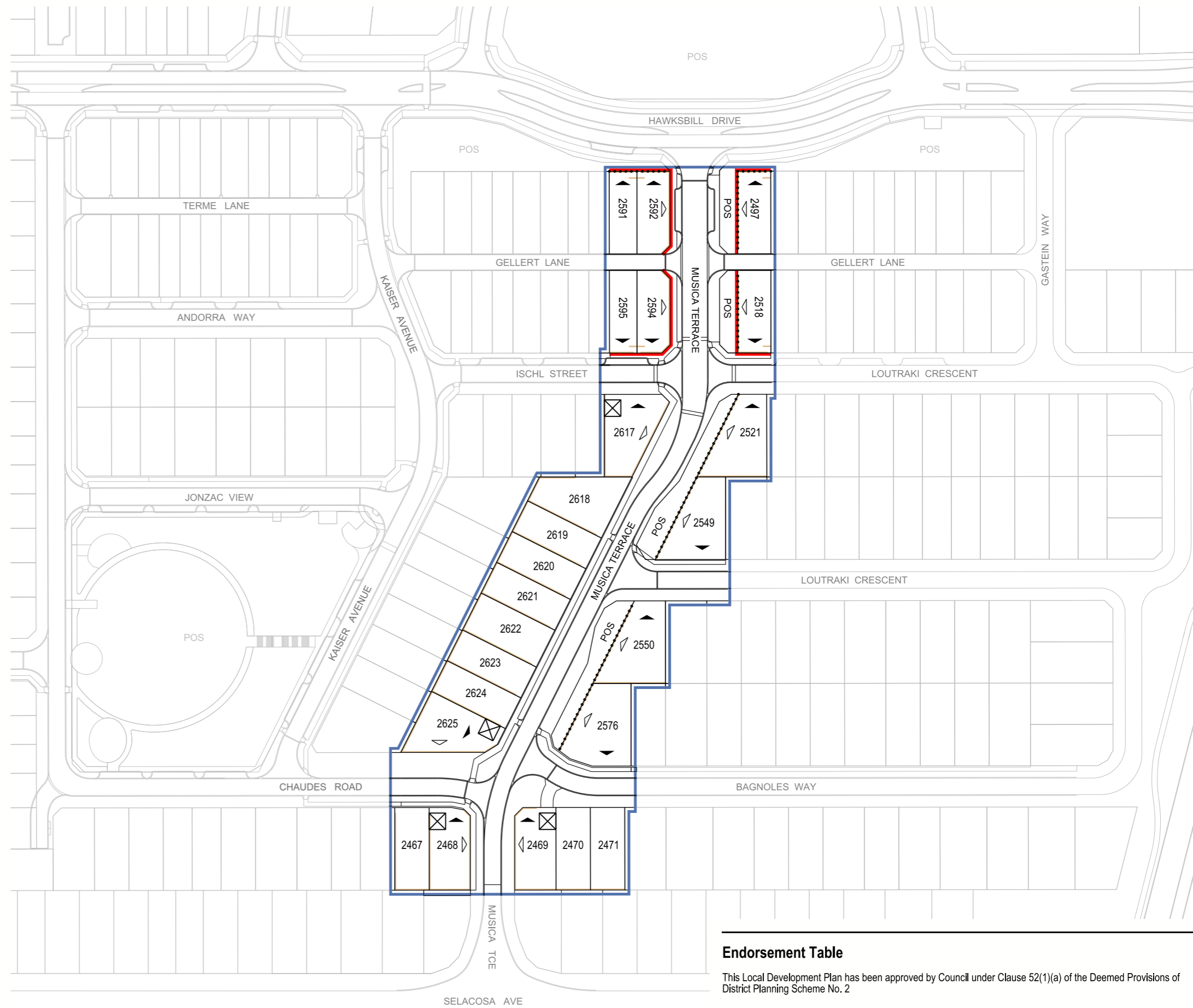
LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 2467-2471, 2521, 2549-2550, 2576, 2617-2625	RMD30
Lots 2497, 2518, 2591-2592, 2594-2595	RMD60

3.0 DEVELOPMENT STANDARDS

- For Lots 2497 & 2591-2592 directly orientated to Public Open Space (POS), a minimum 2.0m setback to the POS boundary is permitted.
- For Lot 2497, 2518, 2521, 2549-2550 & 2576 siding onto POS, a minimum 1.0m side setback to the POS boundary is permitted.
- For Lots 2497 & 2591-2592, dwellings shall have one or more major opening(s) to a habitable room facing north to the POS.

Legend

- Extent of Local Development Plan
- Retaining Walls (by developer)
- Primary Dwelling Orientation
- No Vehicle Access permitted
- Secondary Dwelling Orientation
- Designated Garage Location
- Uniform Fencing by developer (visually permeable above 1.2m)



Endorsement Table

This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

Manager, Approval Services _____
City of Wanneroo

Date: _____

Local Development Plan - Aura Stage 35B (LDP7)

TRINITY ESTATE ALKIMOS

A Northern Corridor Developments Ltd Project

DRAFT

	plan: 20/012/064A	date: 21/06/2023	designed: KS	Taylor Burrell Barnett Town Planning & Design Level 7, 160 St Georges Terrace, Perth WA 6000 e: admin@tbbplanning.com.au p: (08) 9226 4276
scale: 1:1,500@A3 1:750@A1	grid: PCG 94	checked: KS	drawn: CR	
0 10 20 30 40m	aerial:			

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