

Location Plan



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1 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 applicable), 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.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

2.1 The lots the subject of this LDP are designated a residential density code of RMD30.

3.0 DEVELOPMENT STANDARDS

- 3.1 For Lots 2897-2900, directly orientated to Public Open Space (POS), a minimum 2.0m setback to the POS boundary is permitted.
- 3.2 For Lots 2897-2900, dwellings shall have one or more major opening(s) to a habitable room facing north to the POS.
- 3.3 For Lot 2901 and Lot 2900, a nil setback to Romeo Road and the Mitchell Freeway road reserve is permitted for the full length of the side boundary (no maximum height applies). Construction including load bearing walls on a nil setback must comply with engineering requirements associated with any retaining/acoustic walls present.

4.0 ACOUSTIC REQUIREMENTS

LOTS APPLICABLE	REQUIREMENTS
Lots 2901 – 2904 and 2906	<p>Façade protection treatments (Quiet House Design Measures) as defined in the Lloyd George Transportation Noise Assessment dated 11 November 2023 are required for the following:</p> <p><u>Ground Floor:</u> Lots 2904 and 2906 as per Package 'A' and Lots 2901 – 2903 as per Package 'B'.</p> <p>Details of the Quiet House Design Requirements are included in Attachment 1.</p>

Endorsement Table

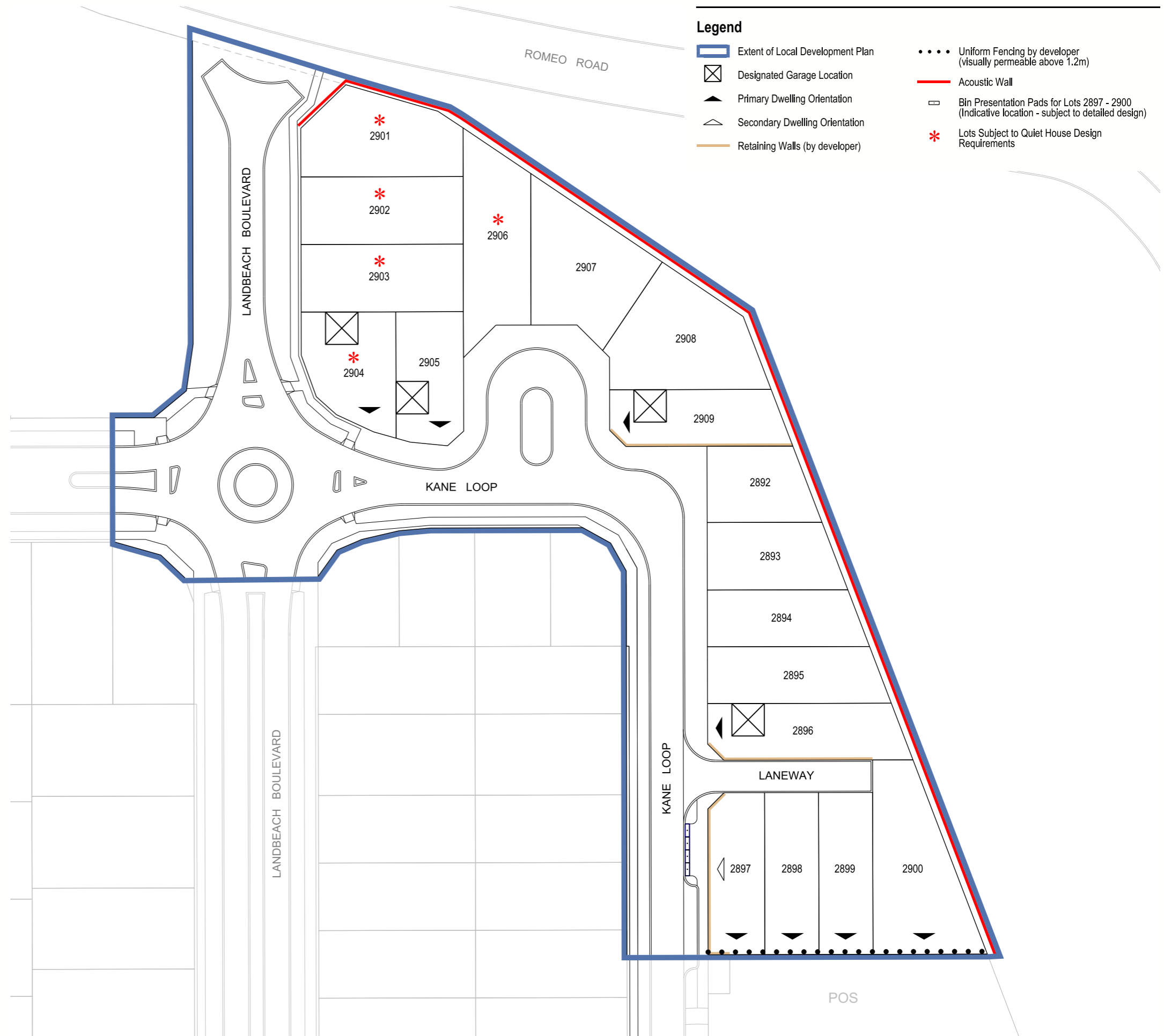
This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

Manager, Approval Services
City of Wanneroo

Date:

Legend

- Extent of Local Development Plan
- Designated Garage Location
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Retaining Walls (by developer)
- Uniform Fencing by developer (visually permeable above 1.2m)
- Acoustic Wall
- Bin Presentation Pads for Lots 2897 - 2900 (Indicative location - subject to detailed design)
- Lots Subject to Quiet House Design Requirements



Local Development Plan - Agora Stage 28C (LDP10)
TRINITY ESTATE ALKIMOS

A Northern Corridor Developments Ltd Project

DRAFT

	plan: 20/012/071B	date: 6/12/2023	designed: KS
scale: 1:750@A3	grid: PCG 94	checked: FF	drawn: MH
	aerial: -		