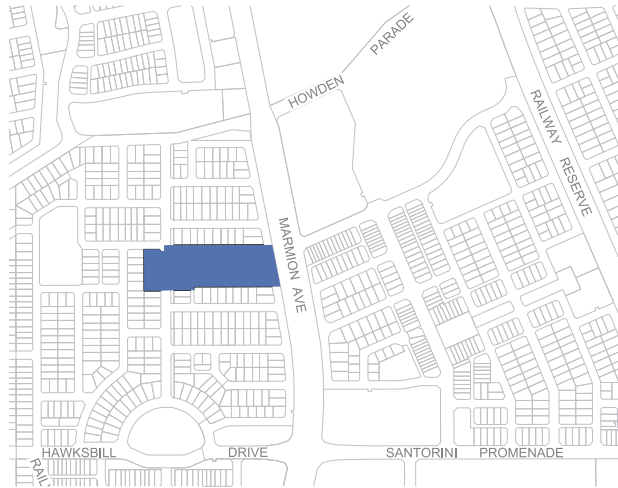


Location Plan



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 2317-2329, 2346-2357, 2362-2366	RMD30

3.0 DEVELOPMENT STANDARDS

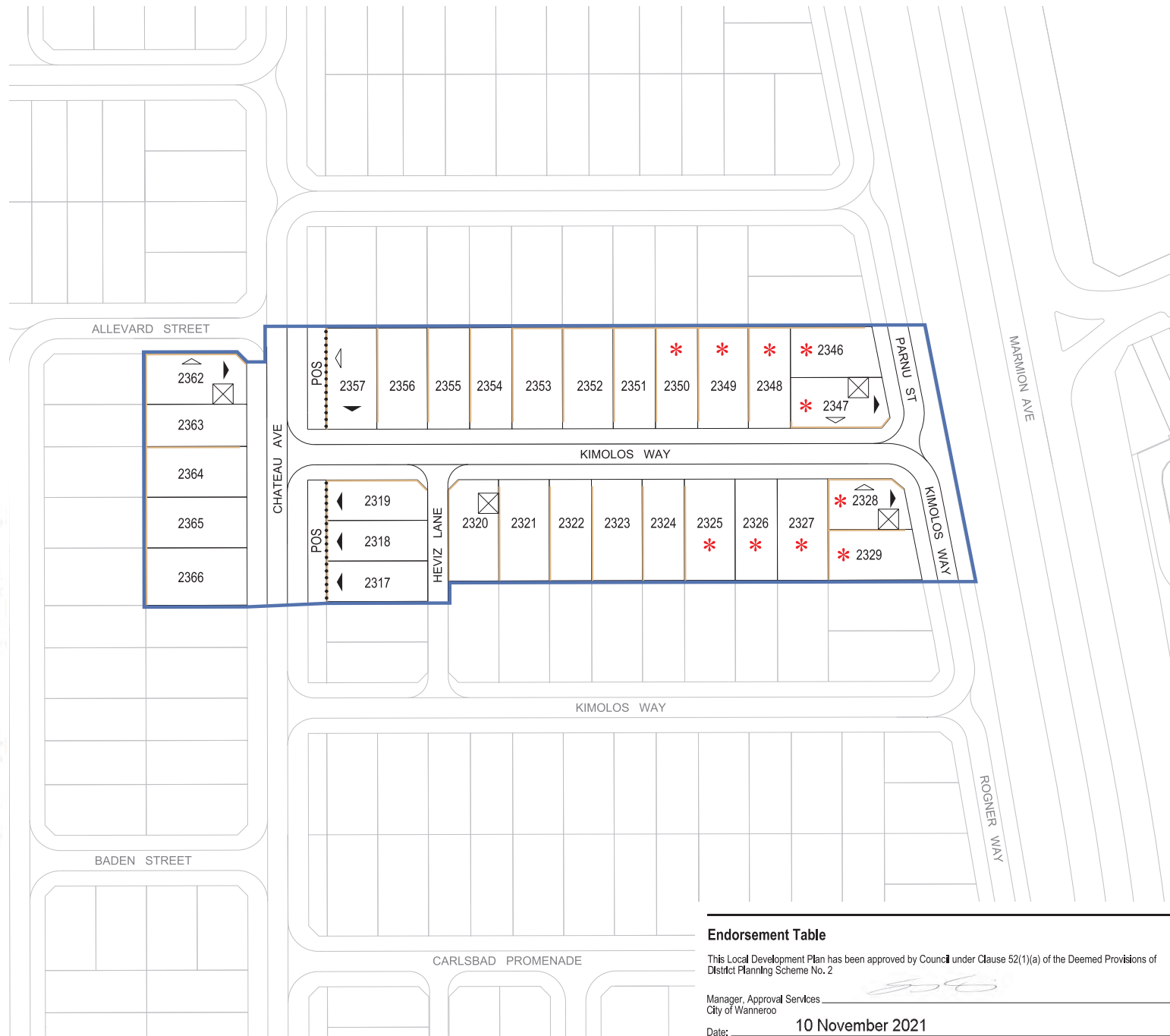
- 3.1 For Lots 2317-2319 directly orientated to Public Open Space (POS), a minimum 2.0m setback to the POS boundary is permitted.
- 3.2 For Lot 2357 siding onto POS, a minimum 1.0m side setback to the POS boundary is permitted.
- 3.3 For Lots 2317-2319, dwellings shall have one or more major opening(s) to a habitable room facing the POS.
- 3.4 For Lots 2320, 2328, 2347 & 2362, garage locations are to be provided as shown on the LDP.

4.0 ACOUSTIC REQUIREMENTS

LOTS APPLICABLE	REQUIREMENTS
Lots 2325-2329, 2346-2350	4.1 Façade protection treatments (Quiet House Design Measures) as defined in the Lloyd George Transportation Noise Assessment dated 14 April 2021 are required for the following: <u>Ground Floor:</u> Lot 2328-2329 & 2346-2347 as per Package 'C'. <u>Upper Floor:</u> Lot 2349-2350 & 2325-2326 as per Package 'A', Lots 2327 & 2348 as per Package 'B' and Lots 2328-2329 & 2346-2347 requiring 'Specialist Advice'. Details of the Quiet House Design Requirements are included in Attachment 1.

Legend

- Extent of Local Development Plan
- Retaining Walls (by developer)
- Primary Dwelling Orientation
- Lots Subject to Quiet House Design Requirements
- Secondary Dwelling Orientation
- Uniform Fencing by developer (visually permeable above 1.2m)
- Designated Garage Location



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: 10 November 2021

Local Development Plan - Aura Stage 33B
TRINITY ESTATE ALKIMOS

DRAFT

	plan: 20/12/044	date: 26/08/2021	designed: KS
scale: 1:1200@A3 1:600@A1	grid: PCG 94	checked: KS	drawn: MH
		aerial: -	