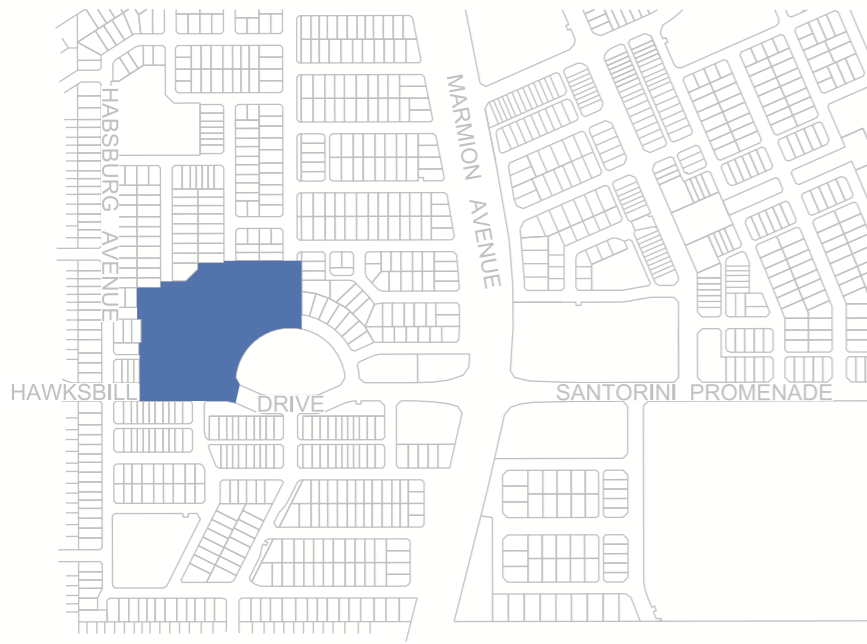


Location Plan



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.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 2247-2249, 2667-2689, 2809, 2814-2816, 2843-2845, 2866-2868	RMD30
Lots 2808, 2869-2870	RMD60

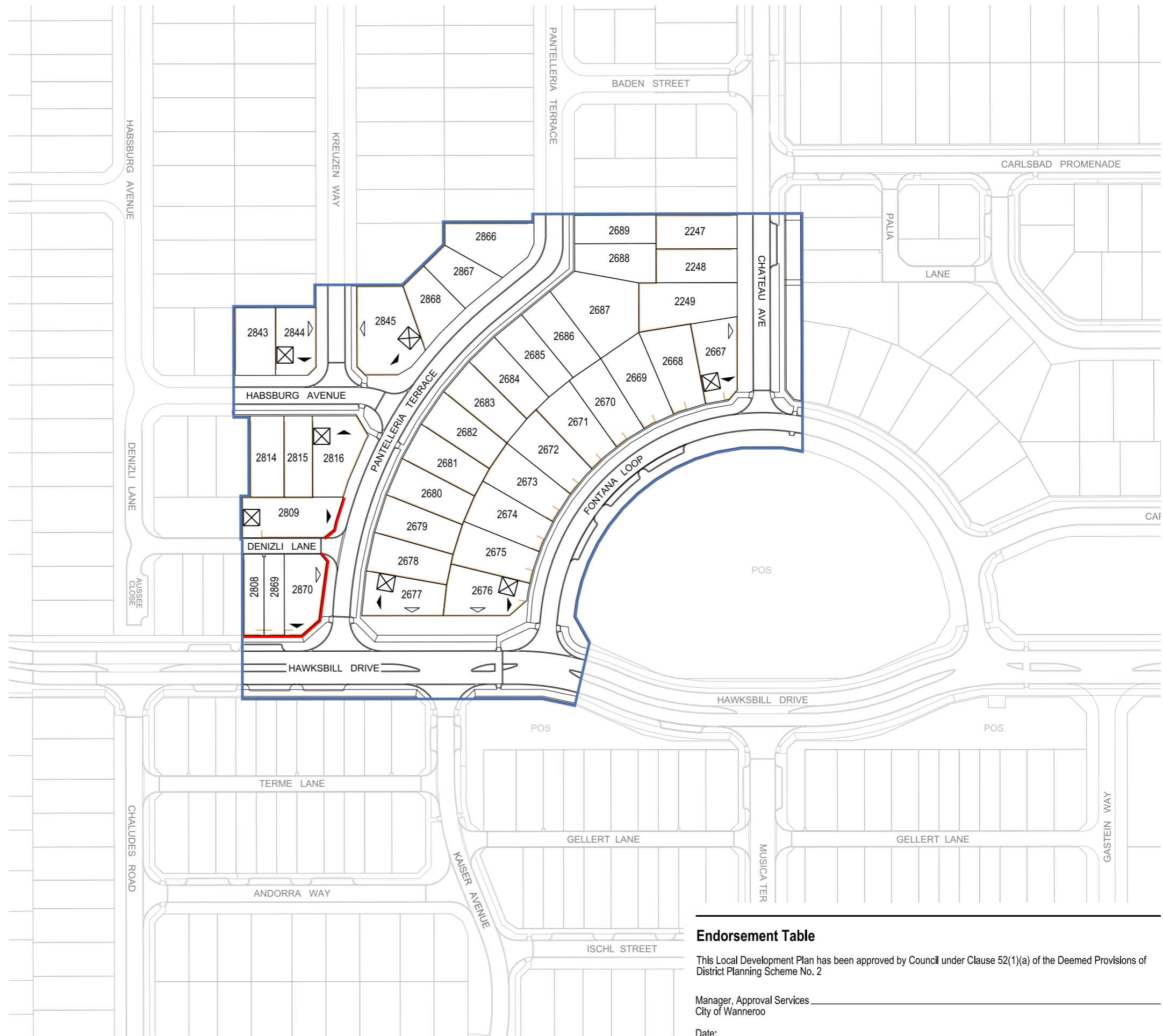
3.0 DEVELOPMENT STANDARDS

3.1 For Lots 2677 & 2676 siding onto Hawksbill Drive, a minimum 1.0m side setback to the road reserve boundary is permitted.

3.2 For Lots 2667-2676, dwellings shall have one or more major opening(s) to a habitable room facing 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



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 37A (LDP8)

TRINITY ESTATE ALKIMOS

A Northern Corridor Developments Ltd Project

	plan: 20/012/066	date: 28/08/2023	designed: KS
scale: 1:1500@A3 1:750@A1	grid: PCG 94	checked: KS	drawn: CR
	aerial:		

DRAFT