

## Local Development Plan R-Code Variations

### 1.0 PRELIMINARY

1.1 Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes Volume 1 (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), the 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 DPS 2, Lots 1001 & 1002 Marmion Avenue, Alkimos Agreed Local Structure Plan No. 60, the R-Codes and any relevant planning policy (including LPP 4.19) as applicable.

Notwithstanding the above, as of 10 April 2026, the City's LPP 4.19 will no longer apply to lots coded R60 and the R-Codes will prevail unless otherwise approved by the City of Wanneroo.





### 2.0 DEVELOPMENT STANDARDS

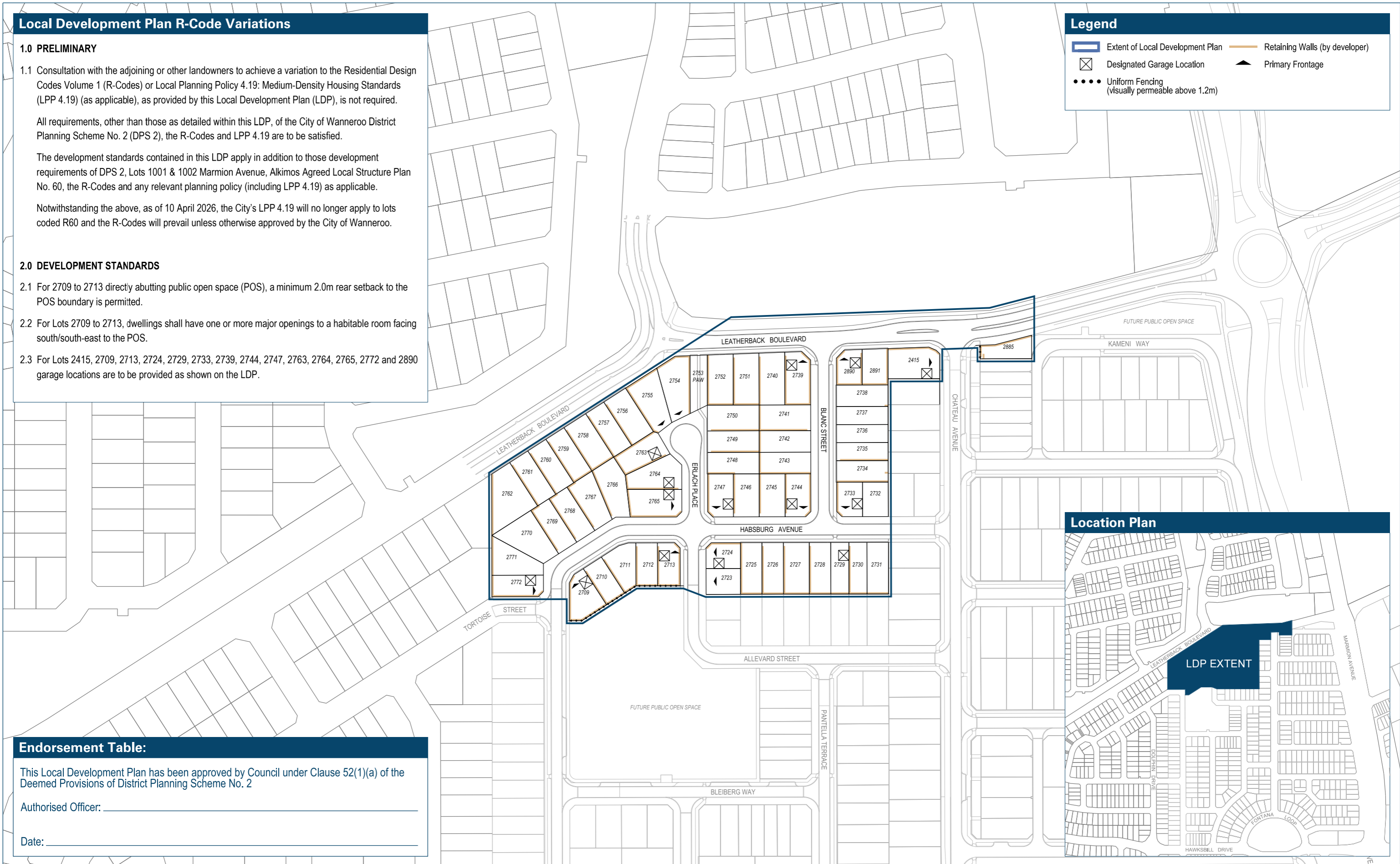
2.1 For 2709 to 2713 directly abutting public open space (POS), a minimum 2.0m rear setback to the POS boundary is permitted.

2.2 For Lots 2709 to 2713, dwellings shall have one or more major openings to a habitable room facing south/south-east to the POS.

2.3 For Lots 2415, 2709, 2713, 2724, 2729, 2733, 2739, 2744, 2747, 2763, 2764, 2765, 2772 and 2890 garage locations are to be provided as shown on the LDP.

## Legend

-  Extent of Local Development Plan
-  Retaining Walls (by developer)
-  Designated Garage Location
-  Primary Frontage
-  Uniform Fencing (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


Authorised Officer: \_\_\_\_\_

Date: \_\_\_\_\_

**TBB Planning**  
 Level 7, 160 St Georges Terrace  
 Perth WA 6000  
 T (08) 9226 4276  
 E admin@tbbplanning.com.au  
 tbbplanning.com.au

**Scale**  
 1:2000@A3  
 1:1000@A1

0 10 20 30 40



**Date**  
 22/09/2025

**Plan**  
 20/01/108

**Grid**  
 PCG 94

**Drawn**  
 JB

**Approved**  
 KS

**Local Development Plan - No. 15**  
 TRINITY ESTATE, ALKIMOS - AURA STAGE 39

