



- Legend**
- Extent of Local Development Plan
 - Designated Garage Location
 - Primary Dwelling Orientation
 - Retaining Walls (by developer)
 - Uniform Fencing by developer (visually permeable above 1.2m)

Local Development Plan Provisions

- 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 Volume 1) 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 Volume 1 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 Volume 1) as applicable.
- Notwithstanding the above, as at 10 April 2026, the City's LPP 4.19 will no longer apply to lots zoned R60 and the R-Codes Volume 1 will prevail unless otherwise approved by the City of Wanneroo.
- 2.0 RESIDENTIAL DESIGN CODE AND ZONE**
- | LOTS APPLICABLE | R-CODE DENSITY AND ZONING |
|----------------------------------------------------------|---------------------------|
| 2714-2720, 2773-2803, 2810-2813, 2819-2828 and 2881-2882 | RMD30 |
| 2703-2704, 2721-2722, 2804-2807, 2817-2818, 2829-2830 | RMD40 |
- 3.0 DEVELOPMENT STANDARDS**
- 3.1 For Lots 2703-2704 directly abutting Public Open Space (POS), a minimum 2.0m rear setback to the POS boundary is permitted.
- 3.2 For Lots 2703-2704, dwellings shall have one or more major opening(s) to a habitable room facing west to the POS.
- 3.3 For Lots 2703-2704, all clothes drying areas and outbuildings shall be screened from view and not visible from the POS.
- 3.4 For Lots 2703, 2721, 2773, 2779, 2790-2791, 2796-2797, 2801, 2810-2811, 2818, 2829 and 2881 garage locations are to be provided as shown on the LDP.

Location Plan



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 38 (LDP14)
(WAPC Subdivision Approval Ref. 160755)**

TRINITY ESTATE ALKIMOS
A Northern Corridor Developments Ltd Project

DRAFT

plan: 20/012/094A
date: 11/11/2024
scale: 1:1500@A3 | 1:750@A1
0 15 30m
grid: PCG 94
aerial: -
designed: FJ
checked: RC
drawn: CR

