

LEGEND

- DETAILED AREA PLAN BOUNDARY
- BUILDING ENVELOPE
- 2m SLASHED FIREBREAK
- TREES TO BE RETAINED
- ADDITIONAL TREES PLANTED AT REAR OF LOTS AS PART OF SEWPac APPROVAL

NOTE: TREES SHOWN TO BE RETAINED ARE PART OF AN AGREEMENT WITH THE DEPARTMENT OF SUSTAINABILITY, ENVIRONMENT, WATER, POPULATION AND COMMUNITIES (SEWPac) IN RELATION TO THE PROVISION OF HABITAT FOR THE ENDANGERED CARIBBEAN BLACK COCKATOO. QUERIES IN THIS REGARD SHOULD BE DIRECTED TO THE CITY OR SEWPac.

PROVISIONS

THE PROVISIONS ADDRESSED BELOW RELATE TO THE COUNTRY LOTS STAGE 1 OF TRINITY ALKIMOS.

UNLESS OTHERWISE APPROVED BY THE CITY OF WANNEROO, ALL DWELLINGS AND GARAGES/ CARPORTS SHALL BE CONSTRUCTED WITHIN THE NOMINATED BUILDING ENVELOPES AS DEPICTED ON THE PLAN. PERGOLAS, SWIMMING POOLS, GAZEBOS AND SIMILAR STRUCTURES INCLUDING GARDEN SHEDS MAY BE PERMITTED OUTSIDE THE BUILDING ENVELOPE PROVIDING SUCH STRUCTURES DO NOT IMPACT ON THE TREES TO BE RETAINED OR TREES TO BE PLANTED.

R-CODE VARIATIONS

R-CODES VARIATIONS THE CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AND RESIDENTIAL DESIGN CODES APPLY UNLESS OTHERWISE PROVIDED FOR BELOW.

THE FOLLOWING STANDARDS REPRESENT VARIATIONS TO THE R-CODES AND OPERATE AS ACCEPTABLE DEVELOPMENT REQUIREMENTS.

GENERAL PROVISIONS

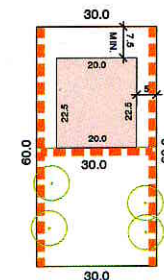
R-Coding	R10	
Minimum Open Space	60% of Total Lot Area	
Building Setbacks	Minimum	Maximum
Primary Street	7.5m	10.0m
Secondary Street	5.0m *	
Side	5.0m	

* 3.0m PERMITTED TO KELLS ROAD

ADVICE NOTES

- I) PURCHASERS MUST RETAIN TREES AS MARKED ON THIS PLAN AS WELL AS THE ADDITIONAL TREES WHICH MAY BE PLANTED BY THE SUBDIVIDER WITHIN THE LOTS PRIOR TO SETTLEMENT.
- II) PURCHASERS MUST MANAGE THE TREE CANOPY TO ENSURE IT DOES NOT OVERHANG BUILDINGS.
- III) PURCHASERS MUST MAINTAIN A 2M FIREBREAK AS SHOWN ON THE PLAN.
- IV) PURCHASERS MUST MANAGE THE TREE CANOPY (Branches and leaves) TO ENSURE IT DOES NOT OVERHANG BUILDINGS.

TYPICAL LOT LAYOUT



LOCATION PLAN



ENDORSEMENT

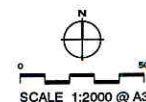
THIS DETAILED AREA PLAN HAS BEEN ENDORSED BY COUNCIL UNDER CLAUSE 9.14.6(D) OF DISTRICT PLANNING SCHEME NO. 2

[Signature]
DIRECTOR PLANNING AND SUSTAINABILITY

28-3-12
DATE

TRINITY ALKIMOS
COUNTRY LOT DETAILED AREA PLAN No. 1
PT LOT 1001 MARMION AVENUE, ALKIMOS

FEBRUARY 2012



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