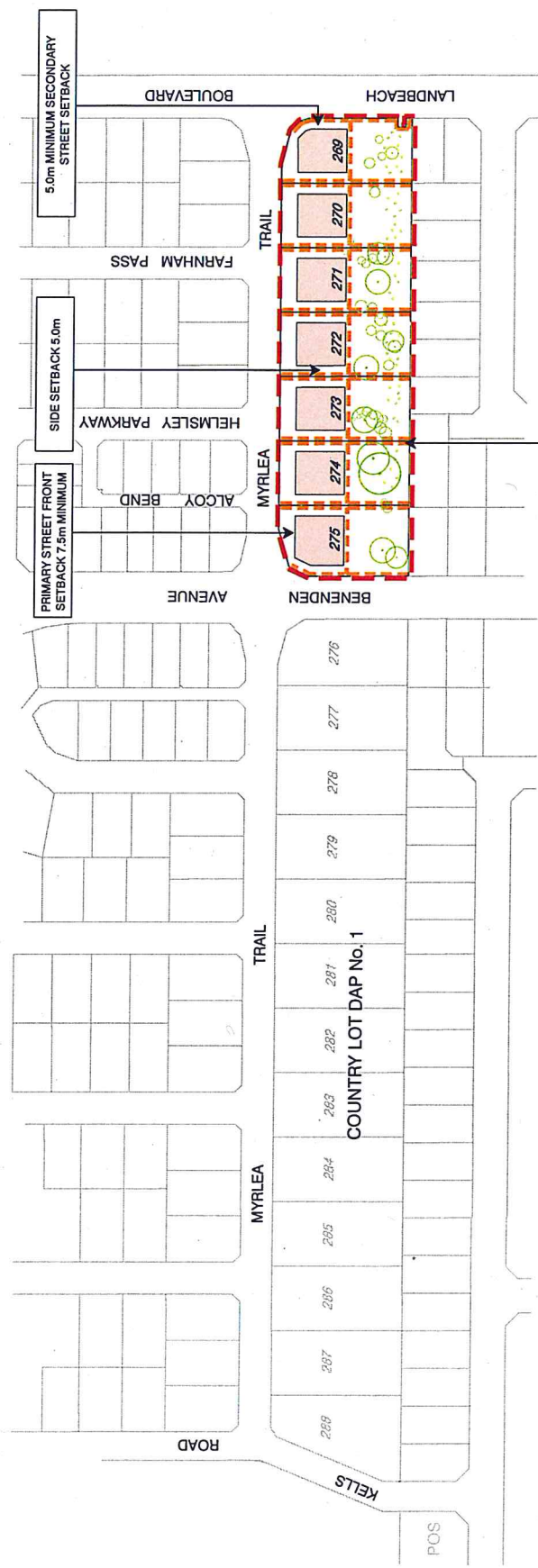




LEGEND

- 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 BOTTLE NOSE WALL ROBIN, BLACK COCKATOOS, QUERRIES 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 THIS 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

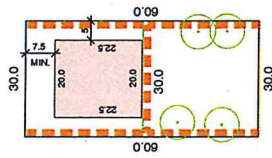
THE CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AND RESIDENTIAL DESIGN CODES APPLY UNLESS OTHERWISE PROVIDED FOR BELOW. THE FOLLOWING STANDARDS REPRESENT VARIATIONS TO THE R-CODES AND OPERATE AS ACCEPTABLE DEVELOPMENT REQUIREMENTS.

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

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 LOT'S PRIOR TO SETTLEMENT.
- II) PURCHASERS MUST MANAGE THE TREE CANOPY TO ENSURE IT DOES NOT OVERHANG BUILDINGS.
- III) PURCHASERS MUST MAINTAIN A 3M 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

MANAGER PLANNING IMPLEMENTATION
5/9/12
DATE

