

## LEGEND

- DAP Boundary
- Recommended garage location
- ⊗ Designated garage location
- 1.5m Second Storey Setback
- Building Envelope
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Retaining Walls
- Zero Lot Line

## PROVISIONS

The provisions addressed below relate to Stage 1 of *Trinity Alkimos*.

Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

### 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	R30	
Minimum Open Space	40%	
Building Setbacks	Minimum	Maximum
Primary Street	4.0m *	6.0m
Side	Refer Provisions Below**	
Laneway	1.0m	-
Garages	1.0m	3.0m
Second storey	1.5m min. where depicted on plan	

\* Porticos and front verandahs are permitted to a minimum setback of 3.0m

#### \*\* Side Setbacks:

- (i) Zero lot line is permitted on side boundaries wherever depicted on the plan.
- (ii) A minimum 1.5 metre 'solar' setback shall apply to all other side boundaries where indicated - generally on the northern boundary of lots orientated east - west (does not apply to corner lots).

### BUILDING FACADE

Zero lot line walls shall not project beyond the front facade of the dwellings.

## ENDORSEMENT

This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2

*[Signature]* 12/11/10

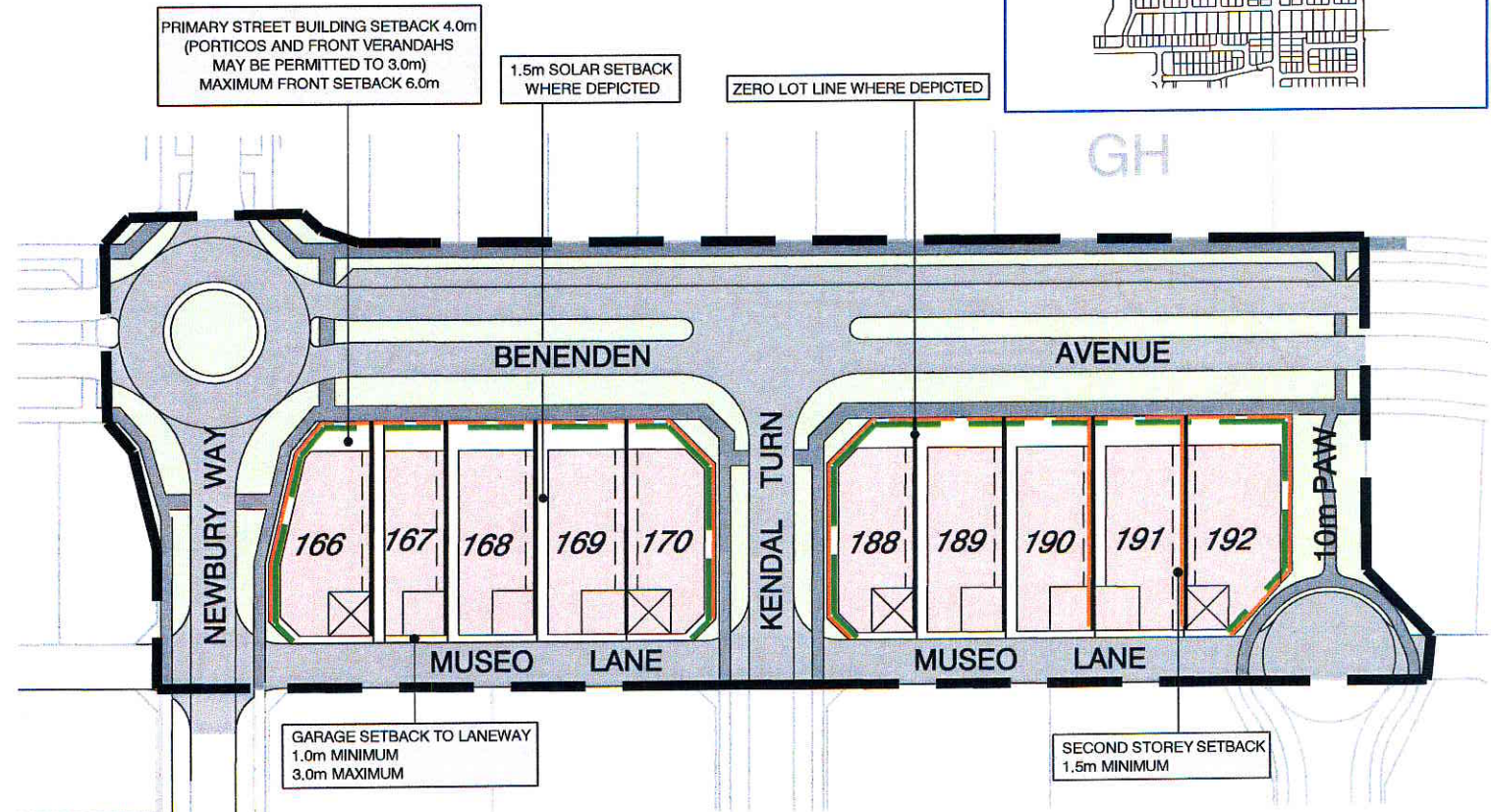
Manager Planning Implementation - City of Wanneroo  
Date

0 20m  
Scale 1:1000 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

## LOCATION PLAN



DETAILED AREA PLAN No. 3 - STAGE 1  
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