

## LEGEND

- DAP Boundary
- Recommended garage location
- ⊗ Designated garage location
- 1.5m Second Storey Setback
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Retaining Walls
- Zero Lot Line
- 1.8m High Open Style Fencing
- Building Envelope

## 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).

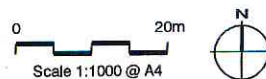
### BUILDING FACADE

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

Manager Planning Implementation - City of Wanneroo  
Date



NOTE:  
1. Pavements and footpaths shown diagrammatically only.

## LOCATION PLAN



GARAGE SETBACK TO LANEWAY  
1.0m MINIMUM  
3.0m MAXIMUM

ZERO LOT LINE WHERE DEPICTED

SECOND STOREY SETBACK  
1.5m MINIMUM

1.5m SOLAR SETBACK  
WHERE DEPICTED

PRIMARY STREET BUILDING  
SETBACK 4.0m (PORTICOS  
AND FRONT VERANDAHS  
MAY BE PERMITTED TO 3.0m)  
MAXIMUM FRONT SETBACK 6.0m

DETAILED AREA PLAN No. 5 - STAGE 1  
LOT 1001 MARMION AVENUE, ALKIMOS  
**TRINITY ESTATE**

**GRAY & LEWIS**  
LAND USE PLANNERS  
Suite 5, 2 Hardy Street  
South Perth, WA 6151  
T (08) 9474 1722  
F (08) 9474 1172  
perth@graylewis.com.au