

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
- Zero Lot Line
- 1.8m High Open Style Fencing

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.

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

15 June 2011

Manager Planning Implementation - City of Wanneroo
Date

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

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

ZERO LOT LINE WHERE DEPICTED

LANEWAY 7m WIDE. ADDITIONAL 1.0m WIDENING TO ACCOMMODATE BIN PADS FOR GH SITE

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

SECOND STOREY SETBACK 1.5m MINIMUM

REAR SETBACK 2.0m MINIMUM

REAR SETBACK 2.0m MINIMUM

REAR SETBACK 2.0m MINIMUM

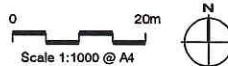
BENENDEN AVENUE

MERTON LANE

WINDSLOW BRACE

HELMSELEY PARKWAY

LOCATION PLAN



NOTE:
1. Pavements and footpaths shown diagrammatically only.

AMENDED DETAILED AREA PLAN No. 6 - 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
paul@graylewis.com.au