

## 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

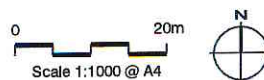
Zero lot line walls shall not project beyond the front facade of the dwellings.

## ENDORSEMENT

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

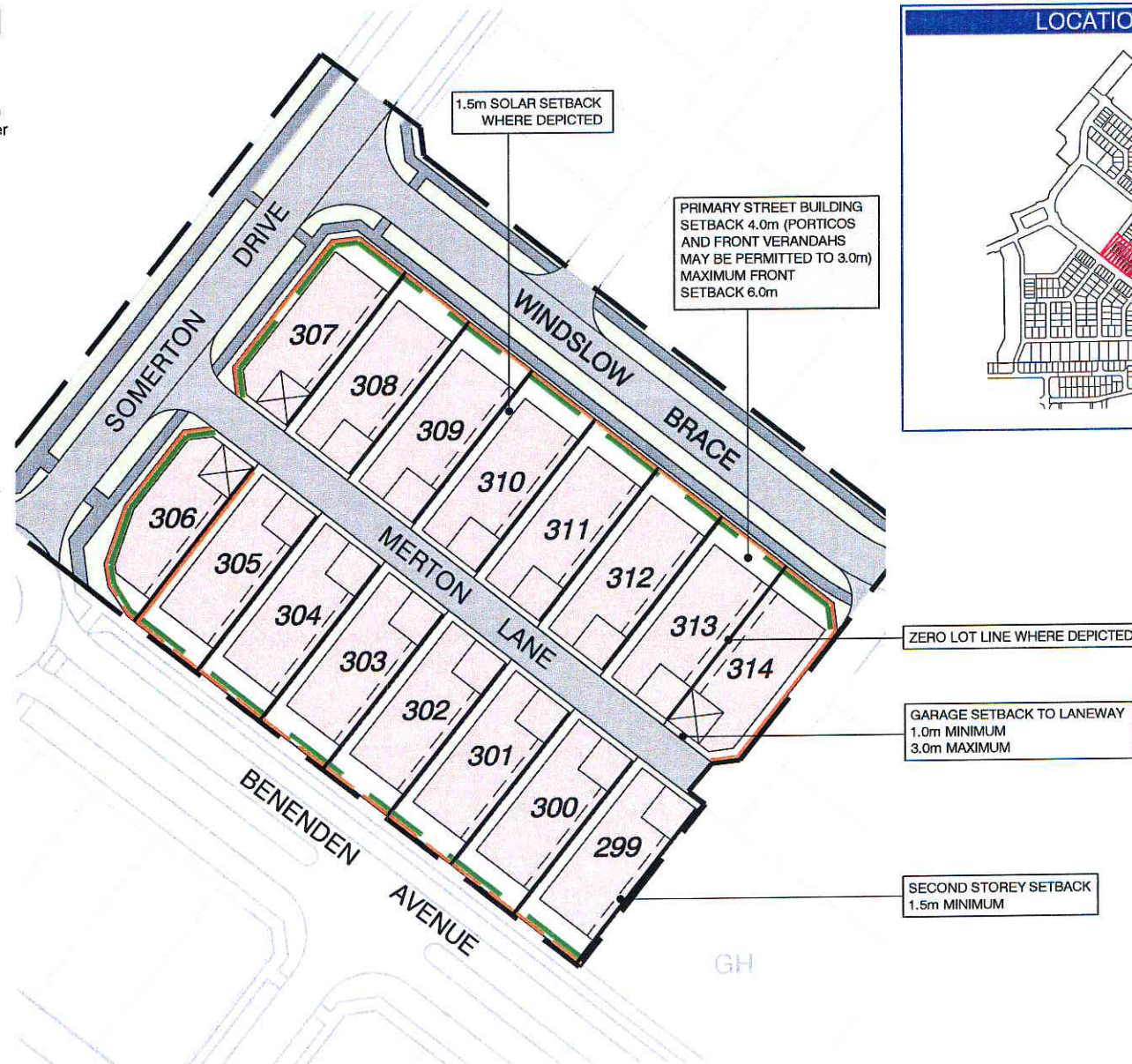
*[Signature]* 13/11/10

Manager Planning Implementation - City of Wanneroo  
Date



NOTE: Pavements and footpaths shown diagrammatically only

## LOCATION PLAN



DETAILED AREA PLAN No. 7 - 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