

LEGEND

- DAP Boundary
- Recommended garage location
- ⊠ Designated garage location
- 1.5m Second Storey Setback
- GH Denotes Group Housing
- 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

[Signature]

Manager Planning Implementation - City of Wanneroo

Date

16 August 2011

0 25m
Scale 1:1250 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

LOCATION PLAN



GARAGE SETBACK TO LANEWAY
1.0m MINIMUM
3.0m MAXIMUM

SECOND STOREY SETBACK
1.5m MINIMUM

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. 12 -
(AS MODIFIED JUNE 2011)

STAGE 1 LOT 1001 MARMION AVENUE, ALKIMOS

TRINITY ESTATE

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