LEGEND

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

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.

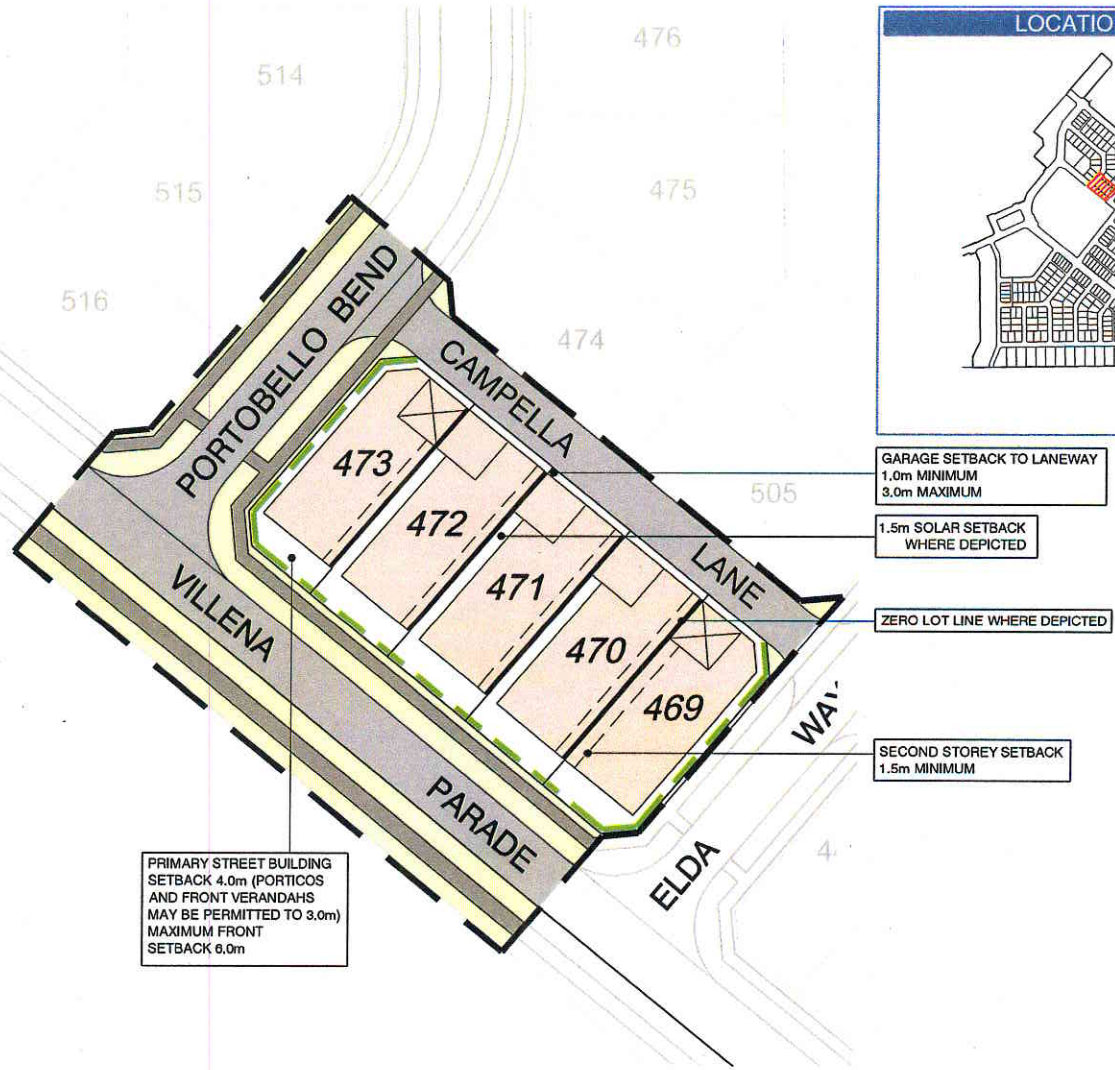
GENERAL PROVISIONS

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 be 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.



LOCATION PLAN

ENDORSEMENT

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

14/4/11

Manager Planning Implementation - City of Wanneroo
Date

0 20m
Scale 1:800 @ A4

N

NOTE: Pavements and footpaths shown diagrammatically only

DETAILED AREA PLAN No. 13 - STAGE 1
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TRINITY ESTATE

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