

LEGEND

- DAP Boundary
- Designated Garage Location
- Building Envelope
- - - 1.5m Second Storey Setback
- Zero Lot Line

PROVISIONS

The provisions addressed below relate to Phase 4 - Santorini North Precinct Trinity Marmion Avenue, 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.

This DAP replaces the need to obtain Planning Approval for the development of a single house.

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

R-Coding	R40
Minimum Open Space	30% (i)
Building Setbacks	Minimum
Primary Street	2.5m dwelling
Garage	3.0m
Secondary Street Side Setback	1.0m
Side	Refer Provisions Below (ii)
Second storey	1.5m min. where depicted on plan

GENERAL PROVISIONS

- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Side Setbacks:
 - A zero lot line is permitted on one side boundary for 2 / 3 the length of that boundary behind the front setback line.
 - A second zero lot line is permitted on the other side boundary of the lot behind the front setback line, however the wall length shall not exceed 6 metres.
 - Wall heights on zero lot lines shall have a maximum height of 3.5 metres with an average of 3 metres.
- (iii) Balconies, porticos and verandahs (subject to the Building Code of Australia and engineering constraints) may project no more than one metre into the front setback area.

ENDORSEMENT

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

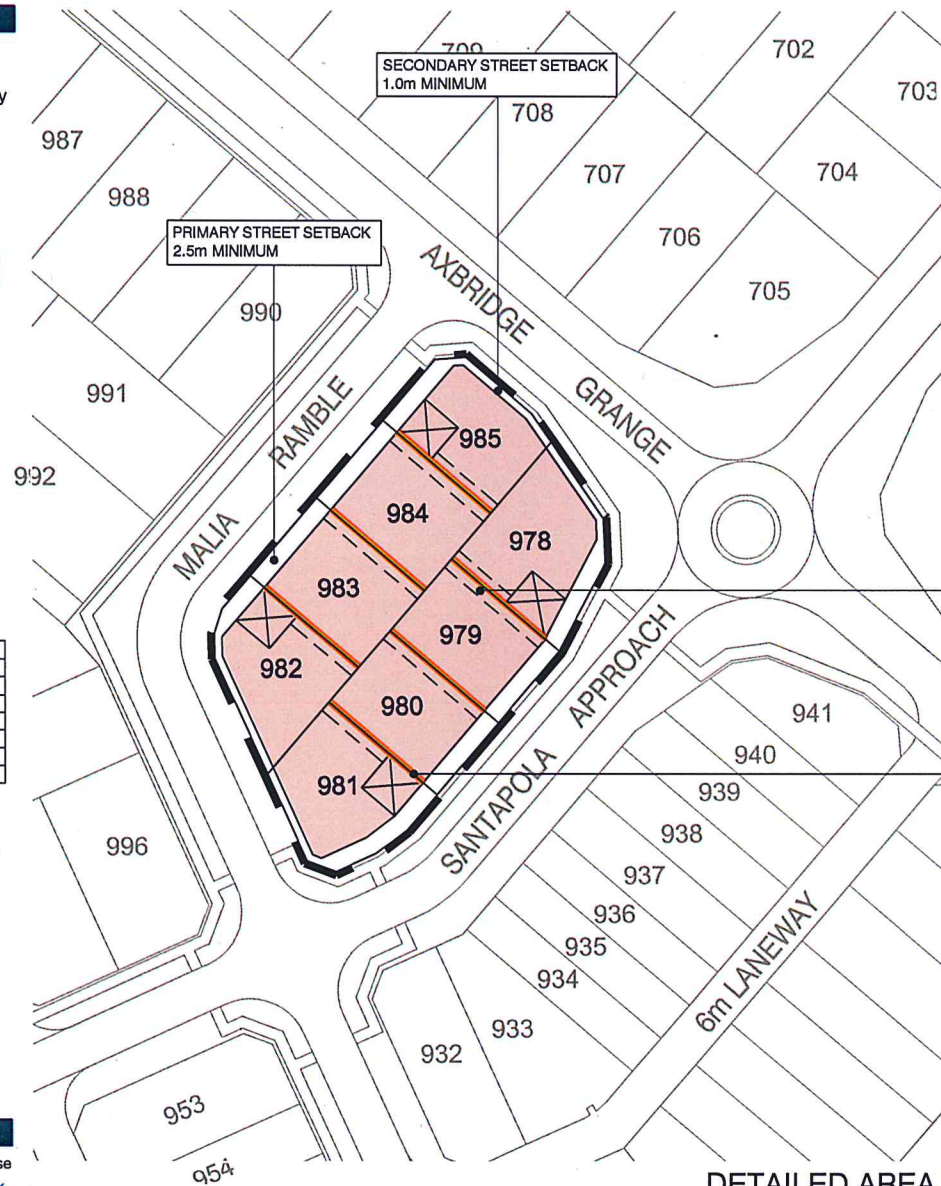
[Signature] 26/1/3
Manager Planning Implementation - City of Wanneroo Date

0 25m
Scale 1:1000 @ A4



NOTE:
Pavements and footpaths shown diagrammatically only

LOCATION PLAN



1.5m SECOND STOREY SETBACK

ZERO LOT LINE WHERE DEPICTED
REFER TO NOTE (ii)

DETAILED AREA PLAN 31
SANTORINI NORTH PRECINCT - PHASE 4
LOT 9004 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