

LEGEND

- DAP Boundary
- ⊗ Designated Garage Location
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Zero Lot Line
- - - 1.5m Second Storey Setback
- Building Envelope
- Density Code R40
- Density Code R60
- 1.8m High uniform fencing.

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	R60
Minimum Open Space	25% (i)	25% (i)
Building Setbacks	Minimum	Minimum
Primary Street	2.0m	2.0m
Secondary Street	1.0m	1.0m
POS	2.0m	NA
Side	Refer Provisions Below (ii)	
Laneway (dwelling & garages)	0.5m	1.0m
Second storey	1.5m min. where depicted on plan	

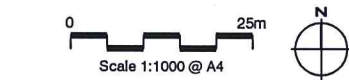
GENERAL PROVISIONS

- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Side Setbacks:
Zero lot line is permitted to entire length of both side boundaries (excluding secondary street boundaries) to a maximum height of 3.5m behind the Primary Street setback.
- (iii) Dwellings on Lots 942-952 inclusive shall be oriented towards the POS and include one (1) major opening which has an unobstructed view of the POS.
- (iv) 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.

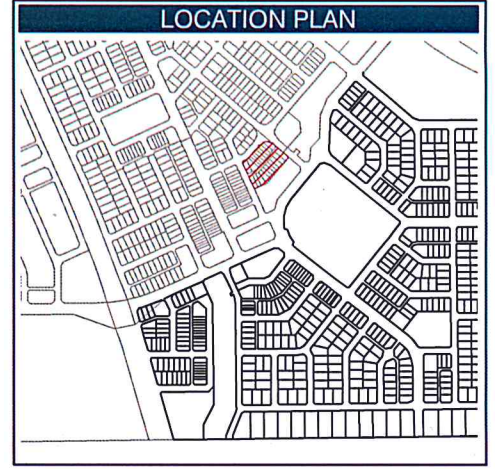
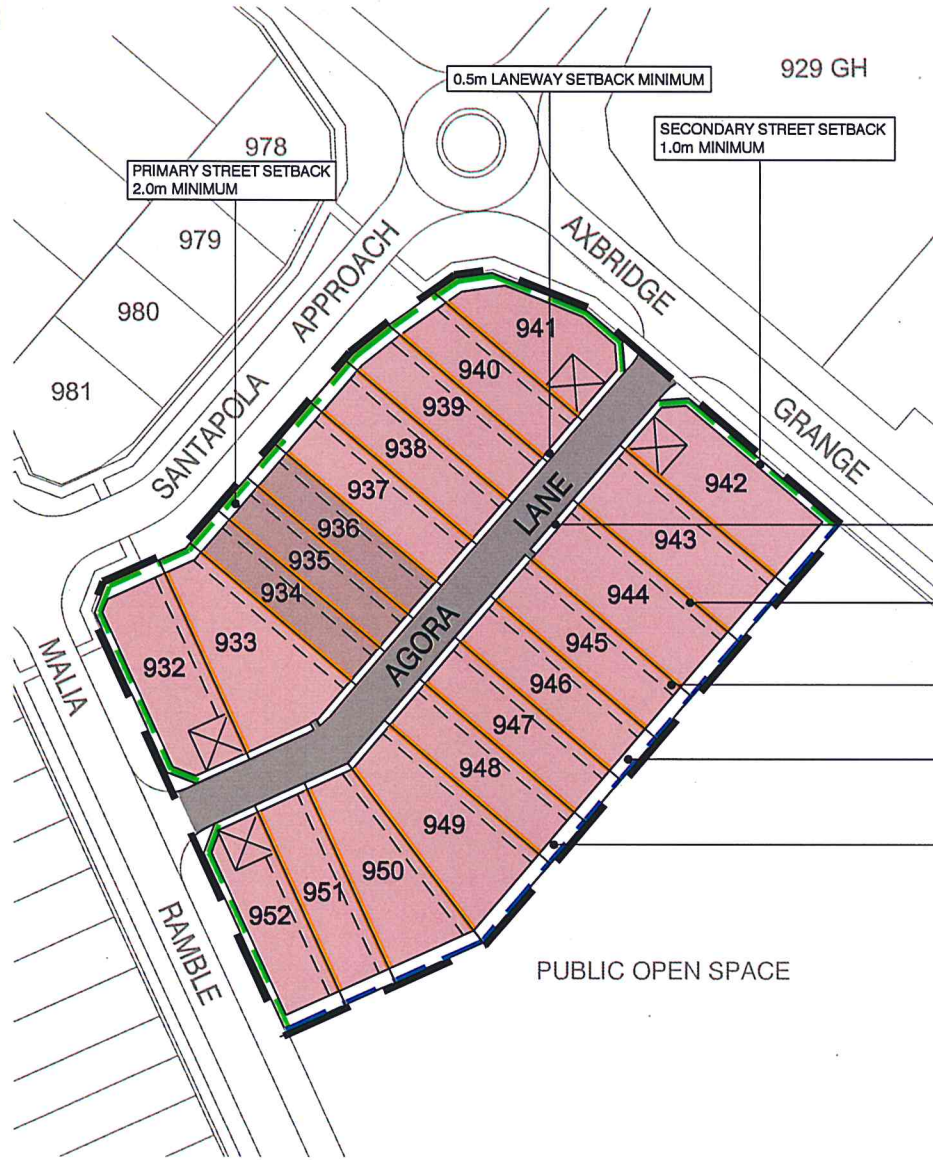
ENDORSEMENT

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

[Signature] 7/6/13
 Manager Planning Implementation - City of Wanneroo Date



NOTE:
1. Pavements and footpaths shown diagrammatically only



- GARAGE SETBACK 0.5m MINIMUM
- ZERO LOT LINE IS PERMITTED TO ENTIRE LENGTH OF BOTH SIDE BOUNDARIES TO A MAXIMUM HEIGHT OF 3.5m (EXCLUDES CORNER LOTS)
- REFER TO NOTE (ii)
- 1.5m SECOND STOREY SETBACK
- SETBACK TO PUBLIC OPEN SPACE 2.0m MINIMUM
- DWELLINGS MUST ORIENTATE TO PUBLIC OPEN SPACE

DETAILED AREA PLAN 30
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