









## LEGEND

-  DAP Boundary
-  1.5m Second Storey Setback
-  Designated garage location
-  Building Envelope
-  No Vehicle Access strip and provision of uniform fencing by the subdivider
-  Density Code R40
-  Zero Lot Line
-  Density Code R60

## 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.

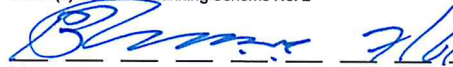
R-Coding	R40	R60
Minimum Open Space	30% (1)	25% (1)
Building Setbacks	Minimum	Minimum
Primary Street (Plazza Link)	3.0m	3.0m
Primary Street (Malia Ramble)	2.0m	2.0m
Secondary Street	1.0m	1.0m
Side	Refer Provisions Below (ii)	
Laneway (dwelling & garages)	0.5m	1.0m
Second storey	1.5m min. where depicted on plan	

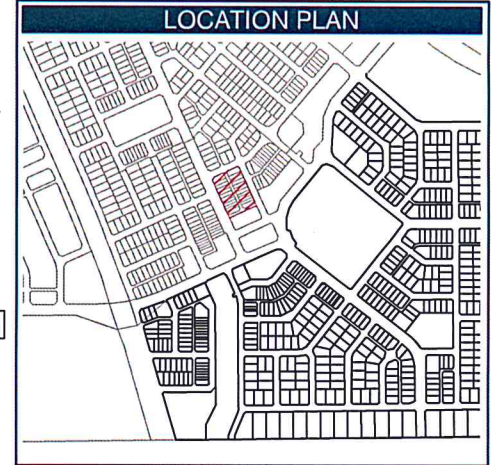
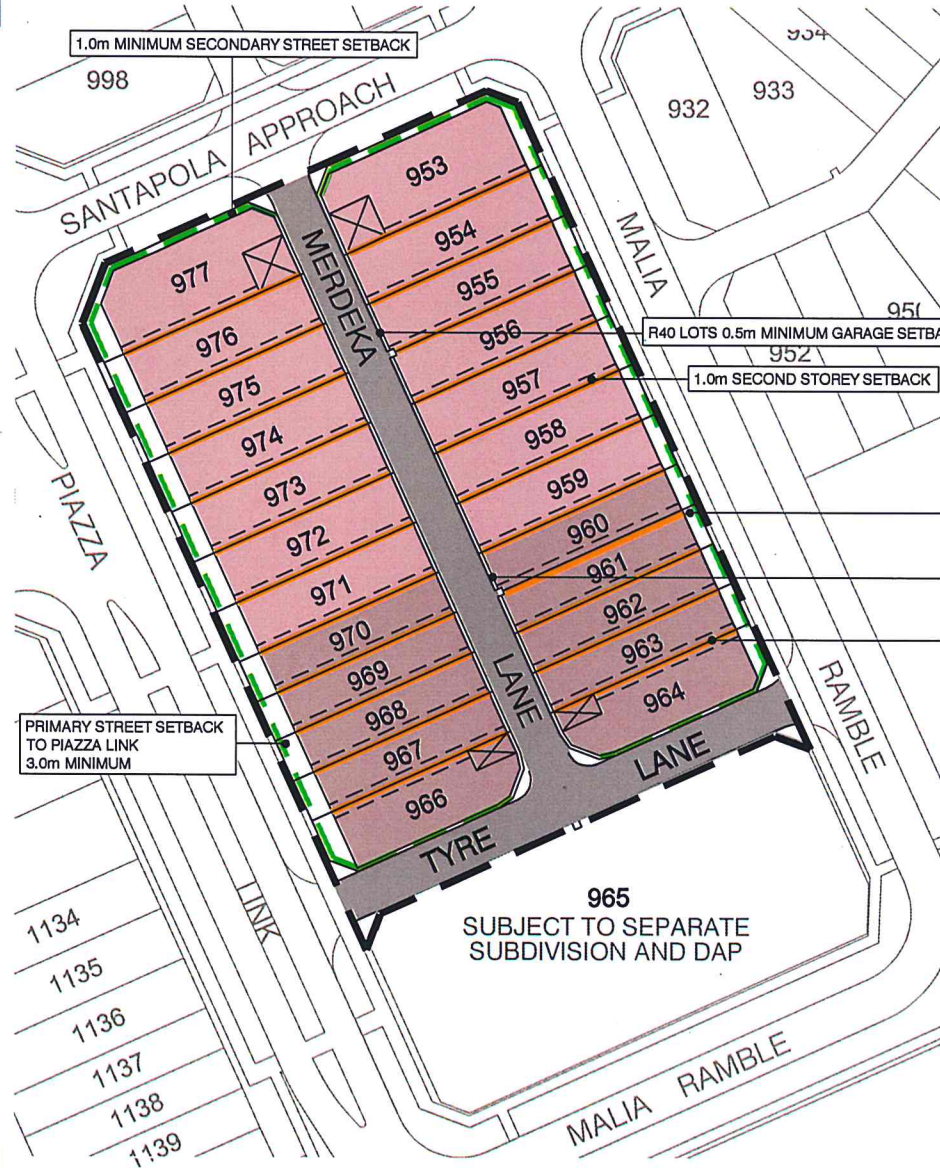
### GENERAL PROVISIONS

- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Side Setbacks:  
A zero lot line is permitted for the entire length of both boundaries (excluding corner lots) to a maximum height of 3.5 metres behind the Primary Street setback line.
- (iii) Balconies, porticos and verandahs (subject to the Building Code of Australia and engineering constraints) may project not more than one metre into the front setback area.
- (iv) The on-site car parking requirements for Lot 964 and 966 is reduced to one car bay - to be located on the northern lot boundary.

## ENDORSEMENT

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

  
 Manager Planning Implementation - City of Wanneroo      Date



OTHER PRIMARY STREET SETBACK  
2.0m MINIMUM

R60 LOTS 1.0m MINIMUM GARAGE SETBACK

ZERO LOT LINE WHERE DEPICTED  
REFER TO NOTE (ii)

R40 LOTS 0.5m MINIMUM GARAGE SETBACK

1.0m SECOND STOREY SETBACK

1.0m MINIMUM SECONDARY STREET SETBACK

PRIMARY STREET SETBACK  
TO PLAZZA LINK  
3.0m MINIMUM

**DETAILED AREA PLAN 36**  
**SANTORINI NORTH PRECINCT - PHASE 4**  
**LOT 9004 MARMION AVENUE, ALKIMOS**  
**TRINITY ESTATE**



NOTE:  
 1. Pavements and footpaths shown diagrammatically only  
 2. Lot numbers will change pending preparation of Deposited Plan



  
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