

### 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
- Density Code R60
- Zero Lot Line

### PROVISIONS

The provisions addressed below relate to Phase 2 - 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.

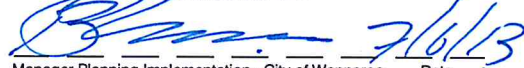
R-Coding	R40	R60
Minimum Open Space	30% (1)	25% (1)
Building Setbacks	Minimum	Minimum
Primary Street (Piazza Link)	3.0m	3.0m
Primary Street (Mercado Way)	2.0m	2.0m
Secondary Street	1.0m	1.0m
Side	Refer Provisions Below (ii)	
Laneway (dwelling & garages)	0.5m	1.0m
Second storey	1.5m min. where depicted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

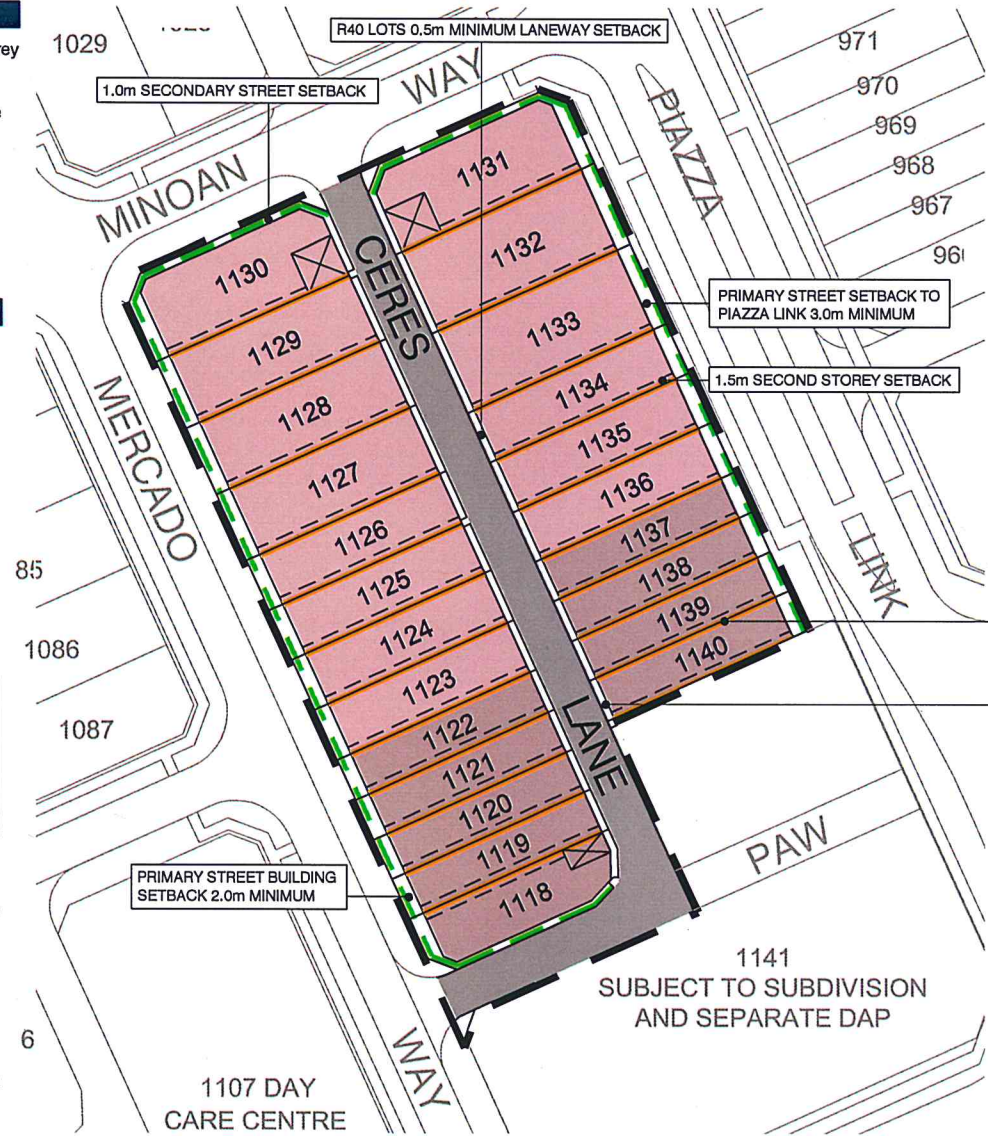
#### GENERAL PROVISIONS

- (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 1118 is reduced to one car bay - to be located on the northern lot boundary.

### ENDORSEMENT

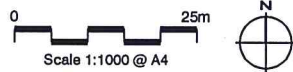
This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2

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



ZERO LOT LINE WHERE DEPICTED REFER TO NOTE (ii)

R60 LOTS 1.0m MINIMUM GARAGE SETBACK



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

DETAILED AREA PLAN 37  
 SANTORINI NORTH PRECINCT - PHASE 4  
 LOT 9004 MARMION AVENUE, ALKIMOS  
**TRINITY ESTATE**



  
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