

LEGEND

- DAP Boundary
- Building Envelope
- ⊗ Designated garage location
- Zero Lot Line
- 1.5m Second Storey Setback

PROVISIONS

The provisions addressed below relate to Agora North (Phase 3) 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	R25		
Minimum Open Space	35% (i)		
Building Setbacks	Minimum	Maximum	Average
Primary Street	2.5m dwelling (ii)	5.0m	NA
Side	garage (iii)		
Second storey	Refer Provisions Below (iv)		
	1.5m min. where depicted on plan		

- (i) Outdoor living areas (minimum 30m²) to be located on a northern boundary where practicable for solar access
- (ii) Balconies, Porticos and front verandahs are permitted to a minimum setback of 2.0m
- (iii) Garage to be setback a minimum of 0.5m behind the dwelling alignment
- (iv) Side Setbacks:
Zero lot line is permitted on side boundaries wherever depicted on the plan to a maximum height of 3.5m with an average of 3.0m for 2 / 3 the length of the balance of the boundary behind the front setback

BUILDING FACADE

Zero lot line walls shall not project beyond the front facade of the dwellings.

ENDORSEMENT

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

[Signature] 6/12/12

Manager Planning Implementation - City of Wanneroo

Date

0 20m
Scale 1:1500 @ A4



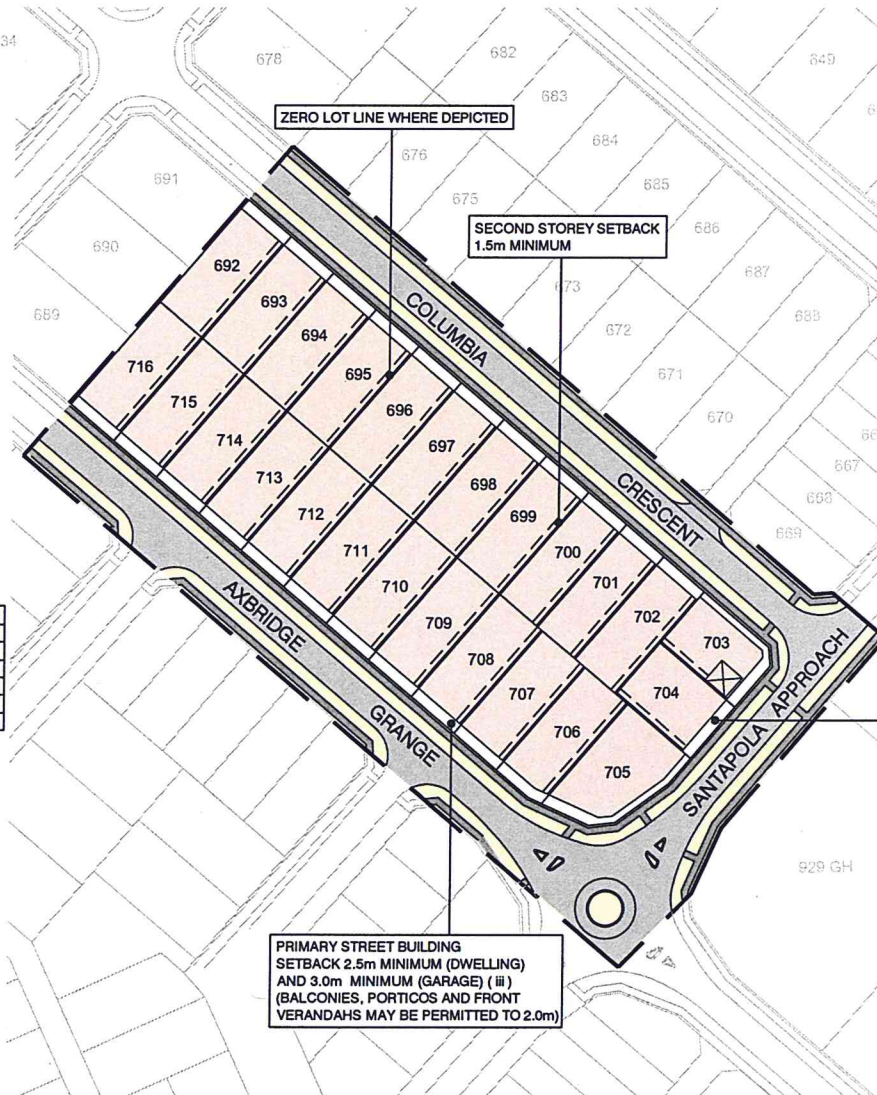
NOTE: Pavements and footpaths shown diagrammatically only

DETAILED AREA PLAN No. 16 - AGORA PHASE 3 LOT 1001 MARMION AVENUE, ALKIMOS TRINITY ESTATE



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LOCATION PLAN



PRIMARY STREET BUILDING
SETBACK 2.5m MINIMUM (DWELLING)
AND 3.0m MINIMUM (GARAGE) (iii)
(BALCONIES, PORTICOS AND FRONT
VERANDAHS MAY BE PERMITTED TO 2.0m)

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