

LEGEND

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

PROVISIONS

The provisions addressed below relate to Agora North 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.

This DAP replaces the need to obtain Planning Approval for the development of a Single House.

The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

GENERAL PROVISIONS

R-Coding	R30	
Minimum Open Space	35% (i)	
Building Setbacks	Minimum	Maximum
Primary Street (Piazza Link)	4.0m (ii)	6.0m
Primary Street (Other)	3.0m (ii)	6.0m
Side	Refer Provisions Below (iii)	
Laneway	1.0m	-
Garages	1.0m	3.0m
Second storey	1.5m min. where depicted on plan	

- (i) Outdoor living areas (30m² minimum) to be located on the northern or eastern boundary where practicable for solar access.
- (ii) Balconies, porticos and front verandahs are permitted to a minimum setback of 3.0m on Piazza Link and 2.0m on other Primary Streets.
- (iii) 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

Manager Planning Implementation - City of Wanneroo
Date 12/3/13

0 20m
Scale 1:1250 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

LOCATION PLAN



BUILDING SETBACK TO PIAZZA LINK
4.0m (BALCONIES, PORTICOS AND FRONT VERANDAHS MAY BE PERMITTED TO 3.0m)
MAXIMUM FRONT SETBACK 6.0m

ZERO LOT LINE WHERE DEPICTED

GARAGE SETBACK TO LANEWAY
1.0m MINIMUM
3.0m MAXIMUM

PRIMARY STREET BUILDING SETBACK
OTHER THAN FOR PIAZZA LINK 3.0m
(BALCONIES, PORTICOS AND FRONT VERANDAHS MAY BE PERMITTED TO 2.0m) MAXIMUM FRONT SETBACK 6.0m

DETAILED AREA PLAN No. 18 - AGORA STAGE 3
LOT 1001 MARMION AVENUE, ALKIMOS
TRINITY ESTATE



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