

## LEGEND

- DAP Boundary
- Building Envelope
- Recommended garage location
- GH Grouped Housing
- ⊗ Designated garage location
- Density Code
- R25
- R40
- 1.5m Second Storey Setback
- 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	R40 GH R25
Minimum Open Space	35% (i)
Building Setbacks	Minimum Maximum
Primary Street (Piazza Link)	2.5m 4.0m
Primary Street (Other)	2.5m (ii) 5.0m
	garage (iii) -
Side	Refer Provisions Below (iii)
Second storey	1.5m min. where depicted on plan

- (i) Outdoor living areas for R25 lots to be a minimum of 30m<sup>2</sup> and 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 2.0m.
- (iii) Garage to be set back 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

Manager Planning Implementation - City of Wanneroo Date

0 20m  
Scale 1:1000 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

## LOCATION PLAN



OTHER PRIMARY STREET SETBACK  
2.5m MINIMUM, 4.0m MAXIMUM

ZERO LOT LINE WHERE DEPICTED

PRIMARY STREET BUILDING  
SETBACK TO PIAZZA LINK FOR  
GROUP HOUSING SITE 2.5m  
MINIMUM, MAXIMUM 4.0m

SECOND STOREY SETBACK  
1.5m MINIMUM

OTHER PRIMARY STREET SETBACK  
2.5m MINIMUM, 5.0m MAXIMUM  
GARAGE TO BE SETBACK A MINIMUM  
OF 0.5m BEHIND THE DWELLING  
ALIGNMENT

SECONDARY STREET SETBACK  
FOR R25 LOT 1.5m MINIMUM

DETAILED AREA PLAN No. 21 - AGORA STAGE 3  
LOT 1001 MARMION AVENUE, ALKIMOS  
**TRINITY ESTATE**



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