

LEGEND

- DAP Boundary
- Building Envelope
- Recommended garage location
- GH Grouped Housing
- ⊗ Designated garage location
- Density Code
- R40
- R60
- 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 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.

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.

GENERAL PROVISIONS

R-Coding	R40 / R60	
Minimum Open Space	35% (i)	
Building Setbacks	Minimum	Maximum
Primary Street (Piazza Link)	2.5m (ii)	4.0m
Primary Street (Other)	3.0m	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 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) Side Setbacks:
Zero lot line is permitted on both side boundaries (except secondary street boundaries) to a maximum height of 3.5m behind the Primary Street 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

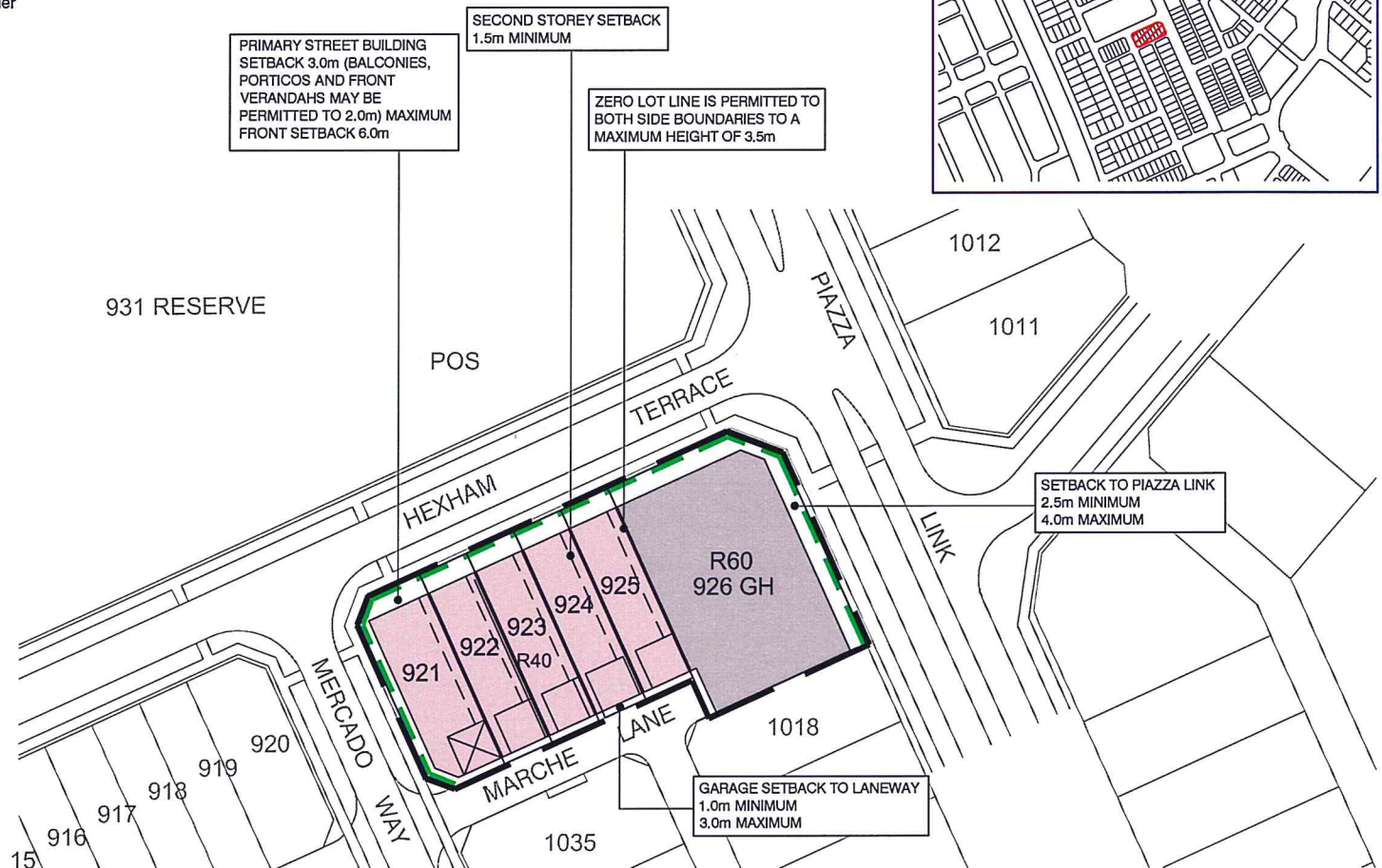
[Signature] 28/11/13
Manager Planning Implementation - City of Wanneroo Date

0 20m
Scale 1:1000 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

LOCATION PLAN



DETAILED AREA PLAN No.23 - AGORA STAGE 3
LOT 1001 MARMION AVENUE, ALKIMOS
TRINITY ESTATE



GRAY & LEWIS
LAND USE PLANNERS
Suite 5, 2 Hardy Street
South Perth, WA 6151
T (08) 9474 1122
F (08) 9474 1172
perth@graylewis.com.au