

LEGEND

- DAP Boundary
- Building Envelope
- ⊗ Preferred garage location
- Boundary Wall location
- 1.5m Second Storey Setback
- No Vehicle Access and provision of uniform fencing by the subdivider

PROVISIONS

The provisions addressed below relate to Agora North Precinct Trinity Estate, Marmion Avenue, Alkimos.

All dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with the adjoining landowners.

R-Coding	R30
Minimum Open Space	35% (i)
Building Setbacks	Minimum
Primary Street (Piazza Link)	4.0m
Primary Street (Other)	3.0m
Side	Refer Provisions Below (ii)
Laneway	1.0m
Garages	1.0m
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) Side Setbacks:
Boundary walls are permitted to both side boundaries
• providing the second boundary wall is a maximum length of 6m behind the front setback line.

ENDORSEMENT

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

Retall 6.12.2013
Manager Planning Implementation - City of Wanneroo Date

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

LOCATION PLAN



PRIMARY STREET SETBACK TO PIAZZA LINK
4.0m MINIMUM

DWELLING & GARAGE SETBACK TO LANEWAY
1.0m MINIMUM

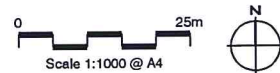
SECOND STOREY SETBACK
1.5m MINIMUM

BOUNDARY WALLS WHERE DEPICTED
REFER TO NOTE (ii)

PRIMARY STREET SETBACK TO POTTON RISE
3.0m MINIMUM

SECONDARY STREET SETBACK
1.5m MINIMUM

DETAILED AREA PLAN 26
AGORA NORTH PRECINCT
LOT 9004 MARMION AVENUE, ALKIMOS
TRINITY ESTATE



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