

LEGEND

- DAP Boundary
- Density Code R60
- GH Potential Grouped Housing Site
- Uniform fencing visually permeable above 1.2m height
- No Vehicle Access
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

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 setbacks 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	R60	
Minimum Open Space	25% (i)	
Building Setbacks (excluding garage / carport)	Minimum	Maximum
Primary / Secondary Street	2.0m	NA
Garage / Carport Setback	2.5m	NA
POS Setback	2.0m	NA


- (i) Outdoor living areas to be located on the northern or eastern boundary where practicable for solar access.

OTHER GENERAL PROVISIONS

- Each dwelling shall provide one (1) major opening from a habitable room which has an unobstructed view of the adjoining POS.
- Outbuildings shall be screened from public view unless the materials and colours used are consistent with the dwelling.
- Clotheslines shall be screened from public view.

ENDORSEMENT

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

 29/4/13
Manager Planning Implementation - City of Wanneroo Date

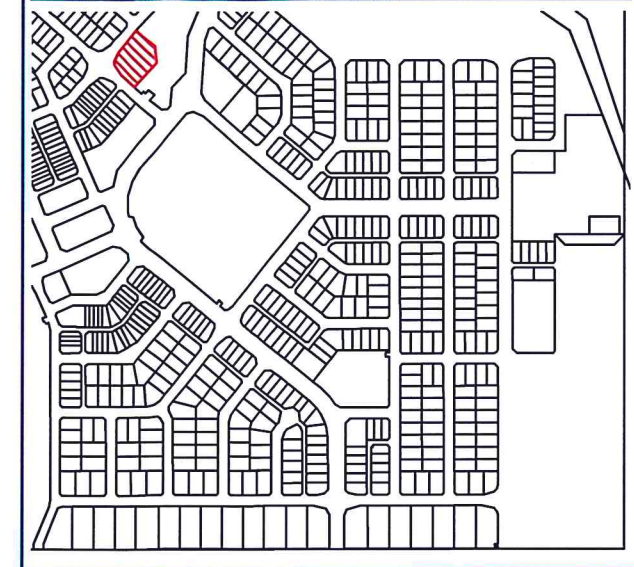


0 20m
Scale 1:1000 @ A4



NOTE: Pavements and footpaths shown diagrammatically only

LOCATION PLAN



2.0m MINIMUM SETBACK TO POS

BOTH STREET BUILDING SETBACKS
2.0m MINIMUM

DETAILED AREA PLAN No. 41 - AGORA STAGE 3
LOT 1001 MARMION AVENUE, ALKIMOS
TRINITY ESTATE


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