

LEGEND

- DAP Boundary
- Recommended garage location
- ⊗ Designated garage location
- GH Group Housing
- Building Envelope
- Density Code
- R40
- R60
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- - - 1.0m Second Storey Setback

PROVISIONS

The provisions addressed below relate to Agora Village - Residential Precinct *Trinity* Lot 1001 Marmion Avenue, Alkimos

Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carpports 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.

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

GENERAL PROVISIONS

R-Coding	R40		R60	
Minimum Open Space	30% (i)		25% (i)	
Building Setbacks	Minimum	Maximum	Minimum	Maximum
Primary Street	2.0m	4.0m (ii)	2.0m	4.0m (ii)
Secondary Street	1.0m	-	1.0m	-
Side	Refer Provisions Below (iii)			
Laneway	0.5m	-	1.0m	-
Garages	0.5m	2.5m (iv)	1.0m	2.5m (iv)
Second storey	1.0m min. where depicted on plan			

- (i) Outdoor living areas to be located on the northern or eastern boundary where possible for solar access.
- (ii) Maximum front setback to lots fronting Kells Road and Benenden Avenue may be increased to 6.0m to allow for front courtyards.
- (iii) Side Setbacks:
Zero lot line is permitted on both side boundaries to a maximum height of 3.5 metres.
- (iv) deeper garage setbacks may be allowed on corner lots where to accommodate corner truncation.

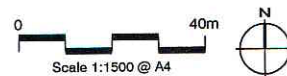
BUILDING FACADE

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: 8 MAY 2012



NOTE: Pavements and footpaths shown diagrammatically only.

LOCATION PLAN



ZERO LOT LINE TO SIDE BOUNDARIES TO A MAXIMUM HEIGHT OF 3.5m

1.0m SECOND STOREY SETBACK

DETAILED AREA PLAN No. 1
 AGORA VILLAGE CENTRE -
 RESIDENTIAL PRECINCT
TRINITY




GRAY & LEWIS
 LAND USE PLANNERS
 Suite 5, 2 Hardy Street
 South Perth, WA 6151
 T (08) 9474 1722
 F (08) 9474 1172
 perth@graylewis.com.au