

LEGEND

- DAP Boundary
- 1.5m Second Storey Setback
- ⊗ Designated Garage Location
- Building Envelope
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Density Code
 - R25
 - R30
 - R40
- Boundary Wall

PROVISIONS

The provisions addressed below relate to Detailed Area Plan No. 1 Atelier Village.

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.

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.

Building Setbacks	Minimum
R30 & R40 Lots (Opposite POS)	2.5m minimum primary street setback
	1.0m minimum rear dwelling and garage setback
R30 Lots (Santorini Promenade)	4.0m minimum primary street setback
	1.0m minimum rear dwelling and garage setback
Side Setbacks	Refer to Provisions Below
Second Storey	1.5m where depicted on plan

OPEN SPACE PROVISIONS

For all R30 / R40 lots only

- A minimum of 35% open space where the outdoor living area is located on the northernmost or easternmost boundary where practicable.

SIDE BOUNDARY SETBACK PROVISIONS

For all R30 / R40 lots only

- Boundary walls are permitted to both side boundaries providing the second boundary wall is a maximum length of 6m behind the front setback line.

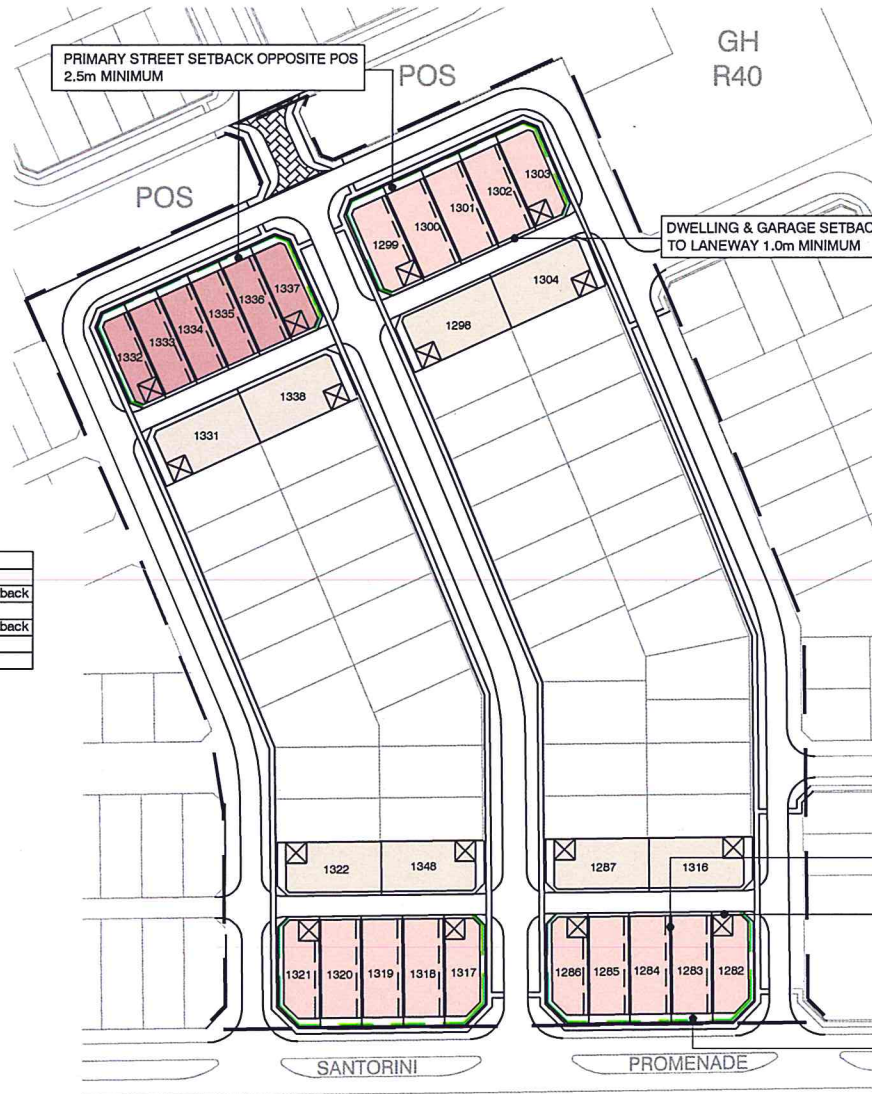
ENDORSEMENT

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

Relall

31.1.2014

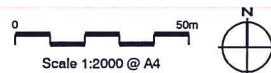
Manager Planning Implementation - City of Wanneroo Date



LOCATION PLAN



ATELIER VILLAGE (CENTRAL CELL)
DETAILED AREA PLAN No. 1
LOT 9019 MARMION AVENUE, ALKIMOS
TRINITY ESTATE



NOTE:
Pavements and footpaths shown diagrammatically only



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