

LEGEND

- DAP Boundary
- ✕ Designated Garage Location
- * Lots subject to Quiet House Design Requirements
- Noise Barrier
- No Vehicle Access strip and provision of uniform fencing by the subdivider
- Density Code
 - R25
 - R30
 - R40
- Primary Dwelling Orientation for Group Housing Site

PROVISIONS

The provisions addressed below relate to Detailed Area Plan No. 2 Atelier Village.

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 Lots (Santorini Promenade)	4.0m minimum primary street setback 1.0m minimum rear dwelling and garage setback
R30 Lots (Other) - rear loaded	3.0m minimum primary street setback 1.0m minimum rear (dwelling and garage)
- front loaded	3.0m minimum primary street setback (2.5m for lots 1264, 1265, 1271 & 1272)

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.

BOUNDARY WALL PROVISIONS

For all R30 / R40 lots only

- Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing the second boundary wall is a maximum length of 6m behind the front setback line to a maximum height of 3.5m.

R25 LOTS

- Provision as per clause 9.2.4 of ASP 60.

QUIET HOUSE DESIGN REQUIREMENTS

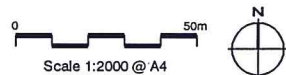
Facade Protection (Quiet house design measures) are not required for any dwellings at the ground floor level. 'Package A' is required at upper floors for dwellings on Lots 1275 - 1281 inclusive, 1437, 1249 & 1258 and 'Package B' at upper floors for Lots 1248, 1259 & 1260 as defined in the Lloyd George Acoustic Report dated 5 August 2013.

Details of the Quiet House Design requirements are included in Attachment 1.

ENDORSEMENT

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

[Signature] 23/6/14
Manager Planning Implementation - City of Wanneroo Date



NOTE:
Pavements and footpaths shown diagrammatically only



LOCATION PLAN



ATELIER VILLAGE
DETAILED AREA PLAN No. 2
LOT 9019 MARMION AVENUE, ALKIMOS
TRINITY ESTATE

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