

LEGEND

- DAP Boundary
- Designated Garage Location
- No Vehicle Access
- Bin Access
- Bin Pad Location
- Density Code R30
- Density Code R40
- Density Code R60
- Primary dwelling orientation for Group Housing Site
- Uniform Fencing by Developer

PROVISIONS

The provisions addressed below relate to Detailed Area Plan No. 5 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
Santorini Promenade R30 Lots	4.0m primary street
Trethowan Promenade R30, R40 & R60 Lots	1.0m rear (dwelling and garage)
Lots fronting POS R30, R40 & R60 Lots	3.0m primary street
	1.0m rear (dwelling and garage)
Other Roads R30 Rear Loaded Lots (Lots 1168, 1169, 1170, 1171, 1172)	3.0m from POS
R30 Front Loaded Lots (Lots 1173, 1174, 1175, 1176)	1.0 rear (dwelling and garage)
Other Roads R40 (Lot 1199, 1820 & 1821)	Refer provision below (2)
Other Roads R60 Rear Loaded Lots (Lots 1447, 1448, 1449, 1450, 1451, 1177)	3.0m primary street
Side Setbacks	1.0m rear (dwelling and garage)
	Refer provision below (2)

1. OPEN SPACE

Minimum Open Space	R30	R40	R60
	35%	30%	25%

The minimum open space is allowed where the outdoor living area is located on the northernmost or easternmost boundary where practicable.

2. LOTS DIRECTLY FRONTING POS

Dwellings shall have an articulated front elevation to the POS which must include a minimum of one major opening.

3. BOUNDARY WALLS

R30 Lots

- 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.

R40 and R60 Lots

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

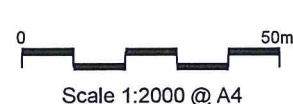
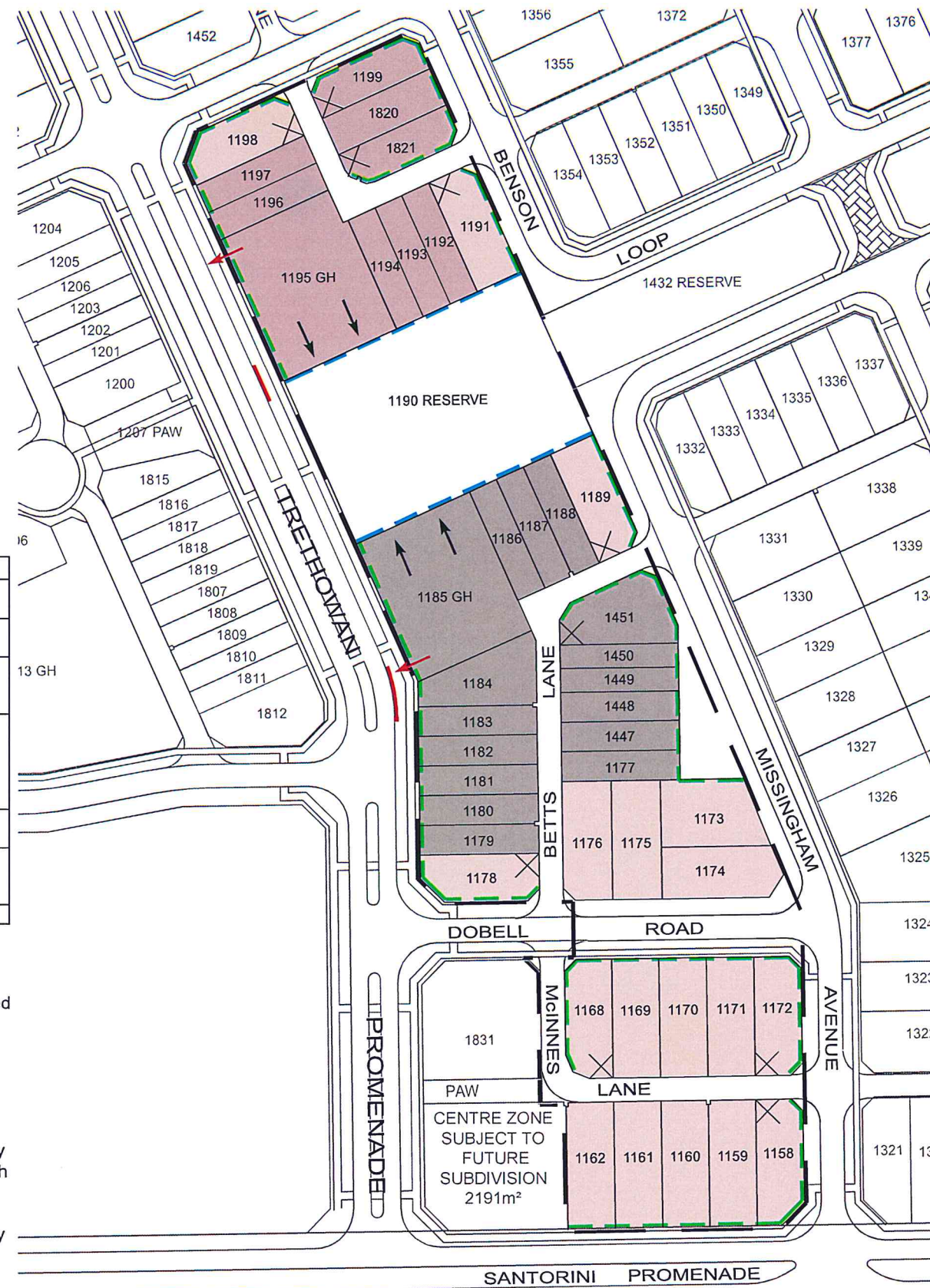
ENDORSEMENT

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

31/03/15



NOTE:
Pavements and footpaths shown diagrammatically only

LOCATION PLAN



ATELIER VILLAGE
DETAILED AREA PLAN No. 5 (AS AMENDED)
LOT 9019 MARMION AVENUE, ALKIMOS
TRINITY ESTATE

LWP
bringing communities to life

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