

LEGEND

- DAP Boundary
- Density Code
 - R30
 - R60
- ✕ Designated Garage Location
- * No Vehicle Access
- * Lots subject to Quiet House Design Requirements

PROVISIONS

The provisions addressed below relate to Detailed Area Plan No. 7 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
Darbyshire Parade & Trelthowan Promenade	3.0m primary street 1.0m rear (dwelling and garage)
R30 and R60 Lots	3.0m primary street 1.0m rear (dwelling and garage)
R30 Lots	1.0m rear (dwelling and garage)
Other Roads - rear loaded	2.5m primary street
R60 Lots	1.0m rear (dwelling and garage)
Side Setbacks	Refer provision below (2)

1. OPEN SPACE

Minimum Open Space R30 35% R60 25%

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

2. BOUNDARY WALLS

- R30
 - 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.
- 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.
 - R60 Lots (1827-1830 and Lot 1481-1482 Darbyshire Parade)
 - i) Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing the boundary wall is behind the setback line.
 - ii) There are no maximum height or length restrictions for boundary walls, with the exception of the eastern boundary of Lot 1482 Darbyshire Parade for which the maximum boundary wall height is 3.5m.
 - iii) Building heights are to comply with Table 3 (Category B) of the Residential Design Codes.

- 3. Overshadowing provisions (5.4.2) of the R-D Codes do not apply to Lots 1827 - 1830 and Lots 1481 - 1482 Darbyshire Parade.

QUIET HOUSE DESIGN REQUIREMENTS

Facade protection (Quiet House design measures) are required for dwellings affected by traffic noise from Marmion Avenue as identified in the Addendum dated 20th May 2015 to the Transportation Noise Assessment Report by Lloyd George Acoustics dated 2 February 2013. At the ground floor level Facade Package A is required for Lots 1830, 1481, 1482, 1483 & 1508, Package B is required for Lots 1828, 1829 & 1509 and Package C for Lot 1827. At the upper floor level, Package A is required for Lots 1481 - 1484 inclusive and Lot 1507, Package B is required for Lots 1829, 1830 & 1508 and Package C for Lots 1827, 1828 & 1509.

Details of the Quiet House Design Packages A, B & C are included in Attachment 1.

ENDORSEMENT

This Detailed Area Plan has been endorsed by Council under Clause 9.14(d) of District Planning Scheme No. 2

Manager Planning Implementation - City of Wanneroo Date 24/12/15

LOCATION PLAN



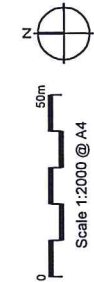
ATELIER VILLAGE (AS AMENDED)

DETAILED AREA PLAN No. 7

LOT 9019 MARMION AVENUE, ALKIMOS

TRINITY ESTATE

DATE: 1st DECEMBER 2015



NOTE:
Pavements and footpaths shown diagrammatically only

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