

LEGEND

- Indicative Building Envelope
- No Vehicle Access Permitted
- Designated Garage Location
- Retaining Wall
- Primary Dwelling Orientation
- Corner Dwelling Orientation
- Footpath (Subject to engineering)
- Driveway

LOCATION PLAN



R-CODE VARIATIONS

This Detailed Area Plan should be read in conjunction with the Residential Design Codes (R-Codes) and the City of Wanneroo District Planning Scheme No.2, the provisions of which apply unless otherwise varied below.

1. GENERAL PROVISIONS

a) District Planning Scheme No. 2 Zoning	'Urban Development'
b) R-Coding	Residential R25
c) Minimum Open Space:	
i. Residential R25	35%
d) Minimum Outdoor Living Space	As per R-Codes

2. SETBACKS

	Minimum	Maximum
a) Primary Street Frontage (Primary Dwelling Orientation)		
Front Loaded Lots		
i. R25	2.0m	-
Rear Loaded Lots		
i. R25	2.0m	4.0m
b) Secondary Streets	1.0m*	-
c) Garage setbacks (refer Section 4)		
i. Front Loaded Lots	• Double carports/garages: 4.5m • Single carports/garages: 5.4m	-
ii. Rear Loaded Lots	1.0m	-
d) Side Setbacks		
Ground Floor Setback		
i. R25	As per the R-Codes	-
Second Storey and Above Setback	i. North - As per R-Codes ii. East - As per R-Codes iii. South - 1.5m iv. West - 1.5m	-
e) Porch/verandah or equivalent		
i. R25	2.0m	-

*Setback may be reduced to 'nil', 4.0m from truncation on southern and western boundaries with minor openings permitted. Secondary street walls on 'nil' setback shall be no greater than 6.0m in length.

3. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated primary/front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the DAP. The primary/front style elevation shall consist of at least one major opening overlooking the primary street or POS, whichever applies.
- b) Dwellings on lots marked as requiring 'corner dwelling orientation' on the DAP shall provide at least one major opening facing the Secondary Street or Public Open space (where applicable). Such major openings shall be well articulated and shall not be obscured by visually impermeable fencing.
- c) Outdoor living areas shall be provided in accordance with the provisions of the Residential Design codes and located on the northern or eastern boundary.

4. VEHICULAR ACCESS and GARAGES/CARPORTS

- a) Designated garage locations apply to some lots as identified on the Detailed Area Plan.

5. UNIFORM ESTATE FENCING

Uniform Estate fencing will be constructed by the developer throughout Stage 1.

- a) All uniform estate fencing shall be maintained by the landowner.
- b) Other than landscaping treatments (e.g. hedges or shrubs), screening of the permeable style sections of the Uniform Estate fencing is not permitted.

6. INCIDENTAL DEVELOPMENT

- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.
- b) Clothes drying and storage areas and ground based hot water storage tanks are to be screened from public view.



DETAILED AREA PLAN - 4 Pack Lots

Lot 2 Marmion Avenue, EGLINTON

for: Oceanscapes Alliance

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

Manager Planning Implementation: *[Signature]*

City of Wanneroo: _____

Date: 10 MAY 2012

Scale 1: 2000 @ A3

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