

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

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

a) Primary Street Frontage (Primary Dwelling Orientation)	Minimum	Maximum
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 Secton 4) i. Front Loaded Lots ii. Rear Loaded Lots	Double carports/garages: 4.5m Single carports garages: 5.4m 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

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 box

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 landowne
- b) Other than landscaping treatments (e.g. hedges or shrubs), screening of the permeable style sections of the Uniform Estate fencing is not permitted

- 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

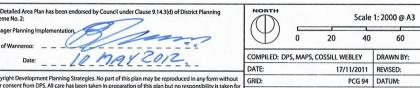
DETAILED AREA PLAN - 4 Pack Lots

Lot 2 Marmion Avenue, EGLINTON





Amberton for: Oceanscapes Alliance



100 metre 10/5/2012 OSAEG055b-DAP JOBCODE: OSAEGDAP

122

123

Suite 2, 257 York St SUBIACO 6008 PO BOX 8088 SUBIACO EAST 6008 F (08) 9388 9599 Planning Strategies E dps@dpswa.com.au

ROAD 8



