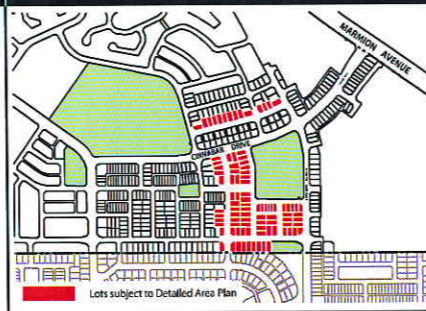


LEGEND

- DAP Boundary
- R25 Coding
- R40 Coding
- Public Open Space
- Indicative Building Envelope
- No Vehicle Access Permitted
- Retaining Wall
- Primary Dwelling Orientation
- Corner Dwelling Orientation
- Designated Garage Location
- Recommended Garage Location
- Dedicated Bike Path
- Shared Path/Footpath

LOCATION PLAN



R-CODE VARIATIONS

The provisions addressed below and on the adjacent plan relate to the WAPC approved (143436) 'Stage 1' Marmion Avenue, Eglinton.

The following standards represent variations to the Residential Design Codes, and constitute acceptable development requirements pursuant to the Residential Design Codes. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes would apply.

This DAP replaces the need to obtain Planning Approval for the development of a Single House. Any variations to the acceptable development standards (as outlined in this DAP or relevant Residential Design Codes) are discouraged; however if justified, can be obtained at the Building Licence application stage through the lodgement of an R-Code Variation, submitted to the City of Wanneroo.

1. GENERAL PROVISIONS

a) District Planning Scheme No. 2 Zoning	Urban Development*
b) R-Coding	Residential R25 & R40
c) Minimum Open Space:	
i. Residential R25	35%
ii. Residential R40	30%
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	3.0m	-
ii. R40	2.0m	-
Rear Loaded Lots		
i. R40	2.0m	4.0m
Porch/verandah or equivalent		
i. R25	2.0m	-
ii. R40	1.0m	-
b) Secondary Street		
c) Garage setbacks (refer Section 4)		
i. Front loaded lots	<ul style="list-style-type: none"> • 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	
ii. R40	'Nil' (Max height: 3.5m, no average)	
Second Storey and Above Setback		
i.	North - As per the R-Codes	
ii.	East - As per R-Codes	
iii.	South 1.5m	
iv.	West 1.5m	

* Applies to lots with garages oriented towards the Secondary Street.
 ** 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 POS (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 AND LANEWAY 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 - Stage 1

Lot 2 Marmion Avenue, EGLINTON

for: Stockland

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: *[Signature]*

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NORTH		Scale 1: 2000 @ A3	
0 20 40 60 80 100 metres			
COMPILED: DPS, MAPS, CBW	DATE: 30/9/2011	DRAWN BY: JNP	REVISED: 28/11/2012
GRID: PCG 94	DATUM: AHD	JOB CODE: OSAEGST1	
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