



LOCATION PLAN EXISTING LOT ▨ SUBJECT LOTS - PROPOSED SUBDIVISION

LEGEND

- APPLICATION AREA - EXISTING LOT 9005
- EXISTING CADASTRE
- PROPOSED CADASTRE
- INDICATIVE FUTURE SUBDIVISION
- VEHICLE DIRECTION / PEDESTRIAN ACCESS
- - - EXISTING CONTOURS
- EXISTING 10M WIDE SEWER EASEMENT
- 930 EXISTING LOT NUMBERS
- 66.3 EXISTING LOT DIMENSIONS
- 19.5 PROPOSED LOT DIMENSIONS
- 819 PROPOSED LOT NUMBER
- WAPC APPROVED BOUNDARY

Existing No. Lots	1
Proposed No. PAW	3
Proposed No. POS	2
Proposed No. Carparks	0
Proposed No. Lots	41
Proposed No. Balance Lots	1
TOTAL	42

Transects	Number of Lots	Number of Dwellings
T2	-	-
T3	-	-
T4	35	35 * (Refer to requirement 4)
T5	6	6
TOTAL	41	41

- GENERAL REQUIREMENTS:
- Minimum lot size for each lot as shown.
 - Pursuant to Clause 8.1 of the LSP, development of land shall be consistent with an approved Detailed Area Plan.
 - Minor variations to lot sizes may occur at deposited plan stage to accommodate detailed survey.
 - Lots 403, 406, 410, 418, 419, 420, 429 and 928 may accommodate additional dwellings if developed as an Apartment House in accordance with the approved Local Development Plan.

Zone	Lot Size	No. of Lots
Residential	180m ² - 234m ²	11
Residential	235m ² - 319m ²	5
Residential	320m ² - 449m ²	17
Residential	450m ² - 499m ²	2
Residential	500m ² - 549m ²	3
Residential	550m ² - 599m ²	1
Residential	600m ² - 699m ²	2
Other(carpark)	1000m ² -1499m ²	0
Other(balance)	Over 25HA	1
TOTAL		42

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE: 07-Jul-2020 FILE: 159190

CADASTRAL INFORMATION
 SOURCE: MING
 YYMMDD: 170821
 DWG REF: 100475pr-001j
 PROJECTION: PCG94
AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

SIZE A3: 1:1250

LOT MIX PLAN - STAGE 2
Lot 9005 Marmion Avenue
 City of Wanneroo

REF NO.	DRAW NO.	REV.
EDC JIN	RD1 539-B	U

B MODS TO NOTES 200529 SB DRAFT
 A BASE EDC/JIN RD1 5395 200227 SB CE/KV
 REV DESCRIPTION YYMMDD DRAWN APPR'D

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY