

DETAILED AREA PLAN

Lots 25 & 26 Kemp St, PEARSALL

NOTES

- 1) Carriageway treatments and street landscaping is illustrative only.
- 2) Proposed Neighbourhood Centre site layout is indicative only.
- 3) No separate planning approval is required for the erection of a single house on any lot smaller than 350m² within the Detailed Area Plan area.

A Building Licence is required prior to commencement of any building works.

ENDORSED BY THE CITY OF WANNEROO

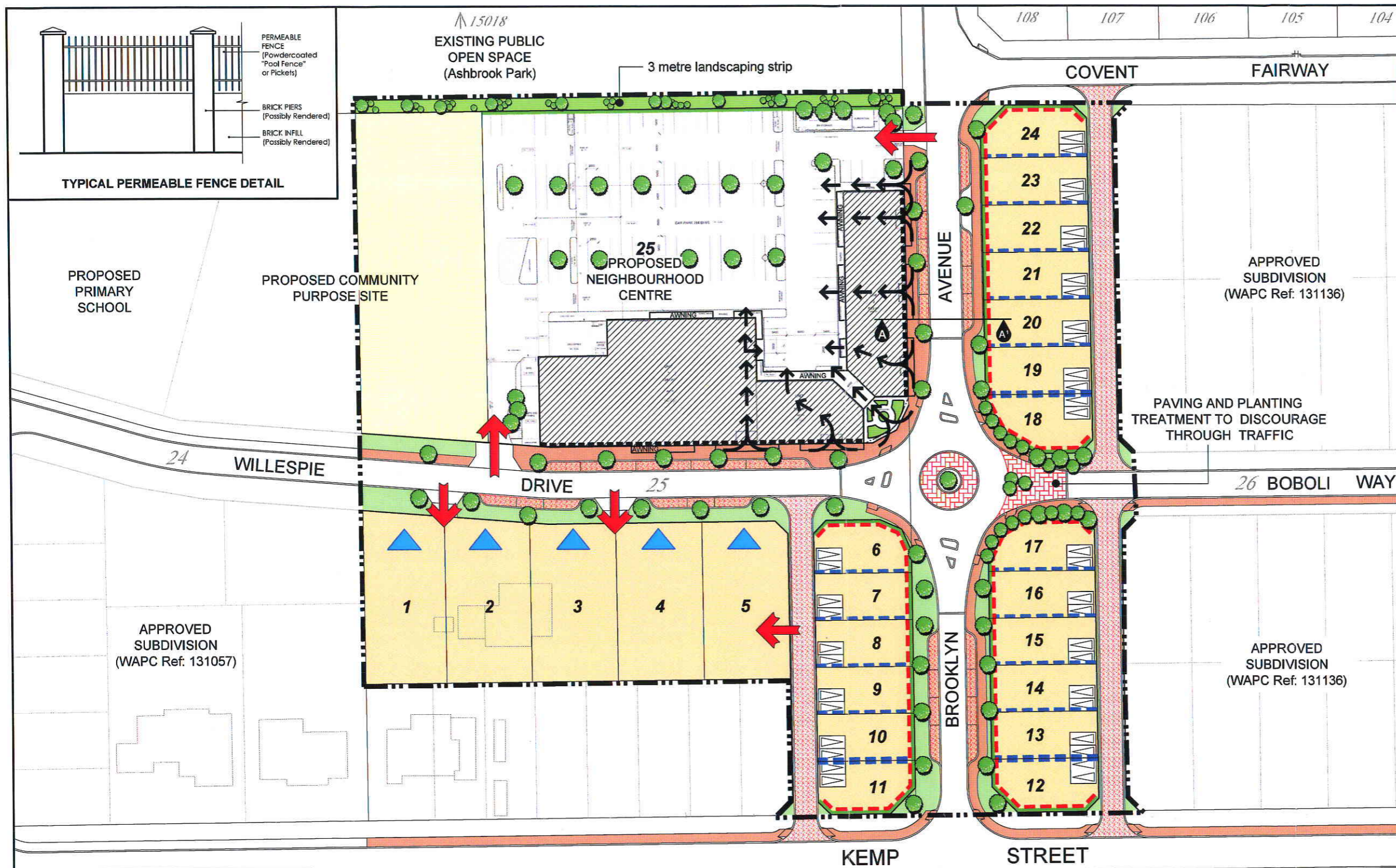
[Signature]
MANAGER, PLANNING IMPLEMENTATION
18 August 2010
DATE

Gundaroo Investments Pty Ltd : CLIENT
1:1,000@A3 : SCALE
13 August 2010 : DATE
LM175-4-001e.dgn : PLAN No
e : REVISION
M.Z. : PLANNER
L.W. : DRAWN
R.S. : CHECKED

Base data supplied by Water Corporation
Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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TYPICAL PERMEABLE FENCE DETAIL

PROPOSED PRIMARY SCHOOL

PROPOSED COMMUNITY PURPOSE SITE

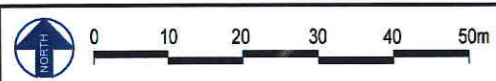
PROPOSED NEIGHBOURHOOD CENTRE

APPROVED SUBDIVISION (WAPC Ref: 131136)

PAVING AND PLANTING TREATMENT TO DISCOURAGE THROUGH TRAFFIC

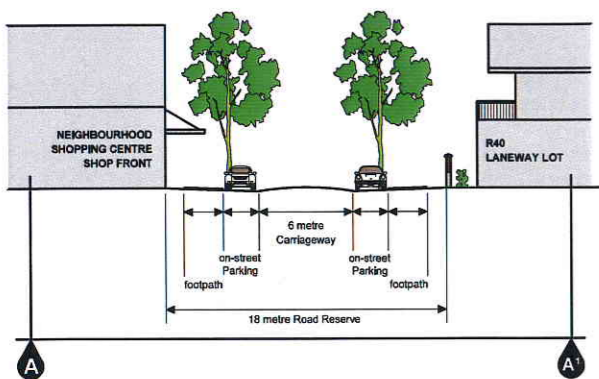
APPROVED SUBDIVISION (WAPC Ref: 131057)

APPROVED SUBDIVISION (WAPC Ref: 131136)



LEGEND

- Subject Land
- ▲ Front dwellings must be orientated towards Primary Street
- Footpaths
- Visitor car parking
- Preferred garage location
- Nominated residential 0 metre side setback
- Building must have an active street frontage, a canopy extending over the footpath by a minimum of 1.5m, 70% glazed frontage below canopy height, and primary entrances to tenancies opening directly onto the footpath. Nominated 0 metre Neighbourhood Shopping Centre setback
- Nominated minimum 2m and average 3m residential front setback to the primary subdivision road
- Permeable Fencing Required
- Residential development
Site Coverage
A minimum of 40% of the site area shall be comprised of open space.
- NLA - not to exceed 2100m²
- Verge
- Brick Paving
- Red Asphalt
- Nominated location of access point (reciprocal rights of access legal agreement where required)
- Pedestrian Access



TYPICAL X-SECTION OF BROOKLYN AVE ON A-A'