



### GENERAL SITE REQUIREMENTS FOR SINGLE DWELLINGS

	R20 Lots	R25 Lots	R30 Lots
<b>STREET SETBACK</b>	<ul style="list-style-type: none"> <li>6m (averaging applies)</li> <li>Unenclosed porch / verandah to a maximum of half the required primary street setback</li> <li>1.5m minimum to secondary street</li> </ul>	<ul style="list-style-type: none"> <li>3m, no averaging</li> <li>1.5m to porch / verandah no maximum length</li> <li>1.5m minimum to secondary street</li> </ul>	<ul style="list-style-type: none"> <li>2m, no averaging</li> <li>1.5m to porch / verandah no maximum length</li> <li>1m minimum to secondary street</li> </ul>
<b>FRONT FENCE</b>	Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence	Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	
<b>BOUNDARY SETBACK</b>	Generally 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings - see Clause 5.1.3 and Table 2a of R-Codes)	<ul style="list-style-type: none"> <li>1.2m for wall height 3.5m or less with major openings</li> <li>1m for wall height 3.5 or less without major openings</li> </ul>	
<b>BOUNDARY WALL</b>	9m or 1/3 length to both side boundaries, max 3.5m high	<ul style="list-style-type: none"> <li>To both side boundaries subject to:</li> <li>2/3 length to one side boundary</li> <li>1/3max length to second side boundary for wall height 3.5m or less</li> </ul>	
<b>OPEN SPACE</b>	<ul style="list-style-type: none"> <li>50% open space (50% site cover)</li> <li>30m<sup>2</sup> outdoor living area (OLA) directly accessible from the primary living space of the dwelling and located behind the street setback area</li> <li>OLA has a minimum 4m length and width dimension</li> <li>Minimum 2/3 OLA without permanent roof cover</li> </ul>	<ul style="list-style-type: none"> <li>An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area</li> <li>At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas</li> <li>OLA has a minimum 3m length or width dimension</li> <li>No other R-Codes site cover standards apply</li> </ul>	
<b>LANDSCAPING</b>	Minimum 1 tree with minimum tree planting area 2 x 2m		
<b>GARAGE SETBACK AND WIDTH</b>	<ul style="list-style-type: none"> <li>4.5m or 0.5m behind dwelling alignment subject to averaging requirements</li> <li>3m where garage allows vehicles to be parked parallel to the street</li> <li>1.5m from a secondary street</li> <li>Garage door and supporting structures facing the primary street ≤ 50% of the frontage. This may be increased to 60% where an upper floor or balcony extends for &gt;50% width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street</li> </ul>	<ul style="list-style-type: none"> <li>4.5m garage setback from the primary street and 1.5m from a secondary street</li> <li>The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary</li> <li>For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: <ul style="list-style-type: none"> <li>Garage setback a minimum of 0.5m behind the building alignment</li> <li>A major opening to a habitable room directly facing the primary street</li> <li>An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and</li> <li>No vehicular crossover wider than 4.5m where it meets the street</li> </ul> </li> <li>Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging</li> </ul>	
<b>PARKING</b>	Two on-site bays		
<b>OVERSHADOWING</b>	25% of the adjoining site area	<ul style="list-style-type: none"> <li>No maximum overshadowing for wall height 3.5m or less</li> <li>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If Overshadowing intrudes into the rear half of the lot, shadow cast does not exceed 25%</li> </ul>	<ul style="list-style-type: none"> <li>No maximum overshadowing for wall height 3.5m or less</li> <li>No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If Overshadowing intrudes into the rear half of the lot, shadow cast does not exceed 35%</li> </ul>
<b>PRIVACY</b>	<ul style="list-style-type: none"> <li>R-Codes Clause 5.4.1 C1.1 applies:</li> <li>4.5m to bedrooms and studies</li> <li>6m to major openings to habitable rooms other than bedrooms and studies</li> <li>7.5m to unenclosed outdoor active habitable spaces</li> </ul>	<ul style="list-style-type: none"> <li>R-Codes Clause 5.4.1 C1.1 applies however the setback distances are:</li> <li>3m to bedrooms and studies</li> <li>4.5m to major openings to habitable rooms other than bedrooms and studies</li> <li>6m to unenclosed outdoor active habitable spaces</li> </ul>	

**LEGEND**

OPEN SPACE

**R CODES**

R20

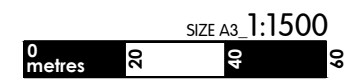
R25

R30



**DISCLAIMER:** Details on this plan are provided for information only representing key elements of the R-Codes and R-MD Code requirements for single dwellings. It is the responsibility of the purchaser to confirm all relevant conditions associated with each lot by reference to the Local Planning Scheme, R-Codes and other applicable planning and building requirements. All due care has been taken in the preparation of this plan, however Hatch Robertsday cannot be held liable for inaccuracies that may occur.

**CADASTRAL INFORMATION**  
 SOURCE: MNG  
 YYMMDD: 210615  
 DWG REF: 97504pr-015ag  
 PROJECTION: PCG94  
 AERIAL PHOTOGRAPHY  
 SOURCE: NA  
 YYMMDD: NA



**STAGE 12 RESIDENTIAL DEVELOPMENT CONTROL INFORMATION SHEET**

Lot 9012 Marmion Avenue, Eglinton  
 City of Wanneroo

A	STAGE 12 R CODES	210920	NR	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

REF NO.	DRAW NO.	REV.
SAT EGL	RD1 427	A

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