



GENERAL SITE REQUIREMENTS FOR SINGLE DWELLINGS

	R20 Lots	R25 Lots
STREET SETBACK	<ul style="list-style-type: none"> 6m (averaging applies) Unenclosed porch / verandah to a maximum of half the required primary street setback 1.5m minimum to secondary street 	<ul style="list-style-type: none"> 3m, no averaging 1.5m to porch / verandah no maximum length 1.5m minimum to secondary street
FRONT FENCE	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
BOUNDARY SETBACK	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"> 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings
BOUNDARY WALL	9m or 1/3 length to both side boundaries, max 3.5m high	<ul style="list-style-type: none"> To both side boundaries subject to: 2/3 length to one side boundary 1/3max length to second side boundary for wall height 3.5m or less
OPEN SPACE	<ul style="list-style-type: none"> 50% open space (50% site cover) 30m² outdoor living area (OLA) directly accessible from the primary living space of the dwelling and located behind the street setback area OLA has a minimum 4m length and width dimension Minimum 2/3 OLA without permanent roof cover 	<ul style="list-style-type: none"> An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply
LANDSCAPING	Minimum 1 tree with minimum tree planting area 2 x 2m	
GARAGE SETBACK AND WIDTH	<ul style="list-style-type: none"> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements 3m where garage allows vehicles to be parked parallel to the street 1.5m from a secondary street 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 >50% width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street 	<ul style="list-style-type: none"> 4.5m garage setback from the primary street and 1.5m from a secondary street 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 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"> Garage setback a minimum of 0.5m behind the building alignment A major opening to a habitable room directly facing the primary street An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging
PARKING	Two on-site bays	
OVERSHADOWING	25% of the adjoining site area	<ul style="list-style-type: none"> No maximum overshadowing for wall height 3.5m or less 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%
PRIVACY	R-Codes Clause 5.4.1 C1.1 applies: <ul style="list-style-type: none"> 4.5m to bedrooms and studies 6m to major openings to habitable rooms other than bedrooms and studies 7.5m to unenclosed outdoor active habitable spaces 	R-Codes Clause 5.4.1 C1.1 applies however the setback distances are: <ul style="list-style-type: none"> 3m to bedrooms and studies 4.5m to major openings to habitable rooms other than bedrooms and studies 6m to unenclosed outdoor active habitable spaces

LEGEND

OPEN SPACE

R CODES

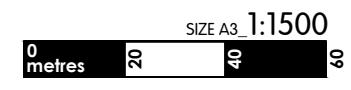
R20

R25



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 13 RESIDENTIAL DEVELOPMENT CONTROL INFORMATION SHEET

Lot 9012 Marmion Avenue, Eglinton
City of Wanneroo

B UPDATE PRECAL	220801	TG	DP	REF NO.	DRAW NO.	REV.
A STAGE 13 R CODES	220530	TG	DP	SAT EGL	RD1 430	B
REV DESCRIPTION	YYMMDD	DRAWN	APPR'D			

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