



GENERAL SITE REQUIREMENTS FOR SINGLE DWELLINGS

R25 Lots	
STREET SETBACK	<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 being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence
BOUNDARY SETBACK	<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	To both side boundaries subject to: <ul style="list-style-type: none"> 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"> 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 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	<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 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

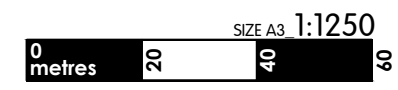
R CODES

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: 220210
 DWG REF: 97504pr-185e
 PROJECTION: PCG94
AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA



STAGE 15 RESIDENTIAL DEVELOPMENT CONTROL INFORMATION SHEET

Allara Estate
City of Wanneroo

B	MODS TO PROVISIONS	220221	SJ	DP	REF NO.	DRAW NO.	REV.
A	STAGE 15 R CODES	220217	SJ	DP	SAT EGL	RD1 428	B
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D			

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