



GENERAL SITE REQUIREMENTS FOR SINGLE DWELLINGS

	R25 Lots	R40 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 	<ul style="list-style-type: none"> 2m, no averaging 1.5m to porch / verandah no maximum length 1m 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 	To both side boundaries subject to: <ul style="list-style-type: none"> No maximum length to one side boundary 2/3 maximum 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	Front Loaded Lots: <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 Rear Loaded Lots: <ul style="list-style-type: none"> Garage setback a minimum of 1.0m from the rear laneway 	
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% 	<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 35%
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

R40



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: 230814
 DWG REF: 97504lots-9999cg-PCG94
 PROJECTION: PCG94

AERIAL PHOTOGRAPHY
 SOURCE: NA
 YYMMDD: NA

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SIZE A3 1:1000

0 metres 10 20 30 40 50

STAGE 16 RESIDENTIAL DEVELOPMENT CONTROL INFORMATION SHEET

Lot 9018 Marmion Avenue, Eglinton
 City of Wanneroo

B	ADD DISCLAIMER	240709	RS	DP	JOB CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
A	FIRST ISSUE	230919	TD	DP	SAT EGL	DES	DWG	444	B
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D					

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