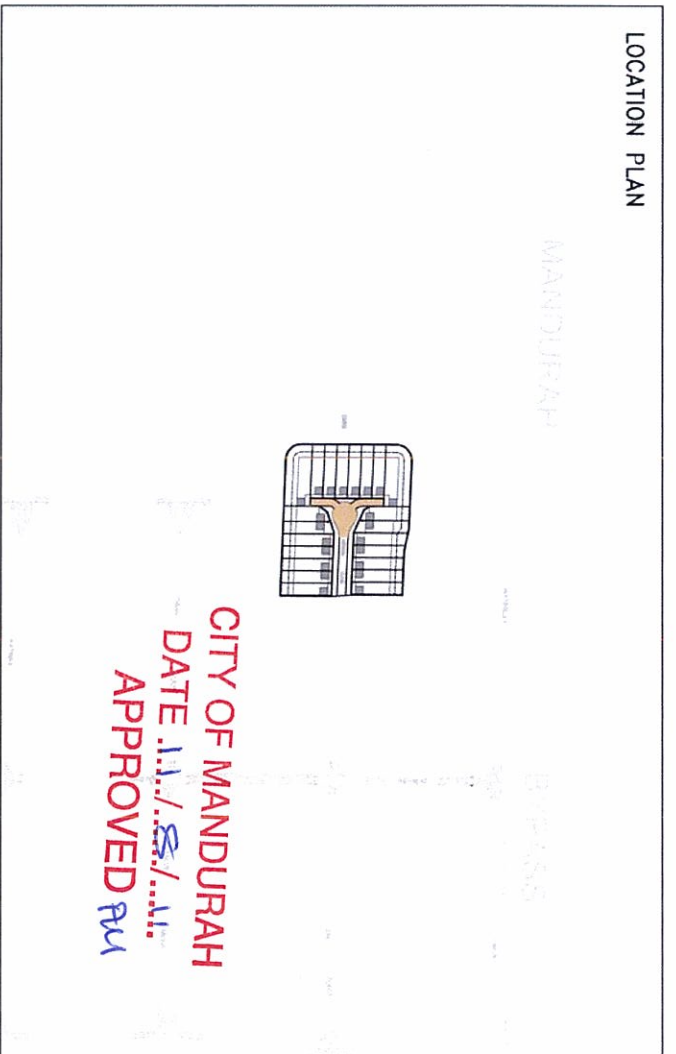


- LEGEND**
- Building Envelopes
 - Preferred Garage Location
 - Subject Land

DETAILED AREA PLAN
 LOTS 847-856 and 911-920 ARCADIA CLOSE
 MARINERS COVE

LOCATION PLAN



DETAILED AREA PLANS R-CODE VARIATIONS

1. Provisions of the Residential Design Codes are to be applied as per the R30 density coding, unless varied below.
2. Dwellings to be contained within building envelope.
3. A minimum open space of 30% to be provided.
4. A minimum outdoor living area of 20m² to be provided
5. Outdoor living areas for lots 854 - 858 and 911 - 920 to be provided on the northern side of the dwelling in order to facilitate passive solar design principles.
6. Nil side setbacks permitted to both side boundaries as shown by building envelopes subject to minimum wall height of 5 metres and a maximum wall height of 6 metres at the street setback line excluding the eastern boundary of lots 847 and 920 where the setbacks shall be in accordance with the Residential Design Codes.
7. On all lots except lots 853, 854, 913 and 914 garages are to be located no further than 0.5m in front of the main building line of the dwelling, excluding minor projections. Garages for lots 853, 854, 913 and 914 may be located up to 1m in front of the main building where it can be demonstrated that surveillance of the streetscape is achieved as per section 6.2.4 of the R Codes.
8. No averaging of front setbacks is required, only minimum setbacks are applicable as shown on the plan.
9. Driveway crossovers shall not be fenced or gated.

Note: Modifications to the standards prescribed in this DAP shall require an R-codes variation application and be at the discretion of the Manager of Planning and Land Services.

The development guidelines as shown have been adopted by the City of Mandurah and signed by the Manager of Planning and Projects.

Manager of Planning and Land Services

Date