



LOCATION PLAN SCALE 1:10000



PROVISIONS

All lots

1. In order to provide visual surveillance of the pedestrian access way (PAW), dwellings must incorporate at least one of the following measures:

- a) one habitable room on an upper floor contains a window facing the adjoining PAW (this includes ancillary accommodation in the form of studios above garages); or
- b) one habitable room on the ground floor contains a window facing the adjoining PAW. For this option visually permeable side fencing is required in the location of the window facing the PAW and private open space is permitted to be located between the window and the PAW.

2. The entire front facade of the dwelling shall be set back a minimum of 3m and a maximum of 6m.

3. One zero side setback is permitted on the side depicted.

R20 lots (front access)

1. Garages must be setback a minimum of 0.5m behind the front alignment of the dwelling.

R30 lots (rear laneway access)

1. The main entrance to the dwelling shall face the primary street or Public Open Space, not the laneway.

2. Lots shall gain vehicle access from the rear laneway only.

For all other matters the provisions of the R-Codes and the agreed Capricorn Village Local Structure No.44 shall apply.

LEGEND

- Permitted building envelope (R20 front access)
- Permitted building envelope (R30 rear laneway access)
- Retaining wall
- Stair well
- PAW Pedestrian Access Way
- Service easement
- Street light pole
- No vehicular access

Detailed Area Plan
Zamia Rise Stage 6
 City of Wanneroo



ISSUE DESCRIPTION	YYMMDD	DRAWN	APPVD
E PAW setbacks	100519	SG	SG
D Stairwells	100512	SG	SG
C Provisions	100416	SG	SG
B Edit provisions	100205	SG	SG
A DAP	091217	SG	SG

DRAWING NUMBER	REV	ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN + SURVEY.
DAP 06	E	
REFERENCE NUMBER	TOK STR	SCALE 1:1250 SHEET A3
0	25	50m

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0	25	50m

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