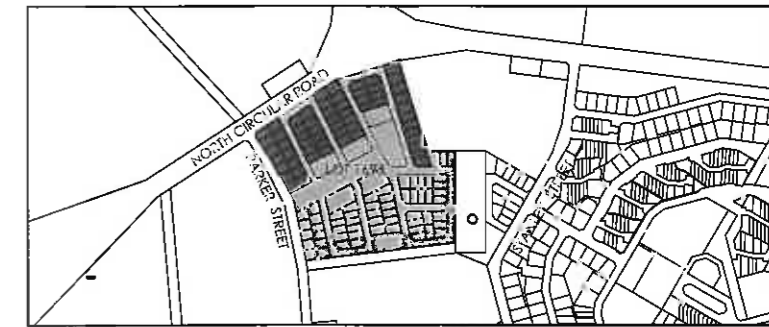


LEGEND

- Subject Property Boundaries
- Surrounding Property Boundaries
- No Vehicle Access
- - - Setbacks (distances vary as shown)
- Primary Frontage
- ⇄ Secondary Frontage
- ⊗ Designated Garage/Carport Location



LOCATION PLAN ■ DAPs ■ LOT 1693

RESIDENTIAL DESIGN CODES VARIATION TABLE

The following variations to the Residential Design Codes constitute Acceptable Development for all lots included within this Detailed Area Plan.

Any development which complies with the R-Codes or the requirements of any Detailed Area Plan and associated R-Codes Variation Table does not require a separate planning approval or consultation with neighbours or other landowners.

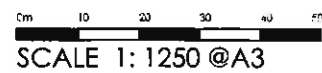
Except as provided for by this Detailed Area Plan/R-Codes Variation Table, all other R-Codes requirements apply.

1) General Provisions	
Town Planning Scheme No. 5 Zoning	Urban Development
R Coding	Residential R25
2) Building Setbacks	
Lots	101-160 inclusive
Primary Street Setback	3m minimum, 6m maximum
Secondary Street Setback	1.5m minimum
No averaging to primary and secondary street setbacks permitted.	
3) Private Open Space	
Minimum total % of Site	40%
3) Garages and Vehicular Access	
a) Designated garage and carport locations are mandatory;	
b) The garage or carport shall not dominate the front elevation. To comply with this requirement the garage or carport shall be setback to align with the proposed dwelling setback;	
4) Dwelling Orientation	
c) Dwellings are to orientate towards the nominated primary street frontage by containing a major opening to a living and/or master bedroom;	
d) The outdoor living area must be accessed via a living room;	
e) The dwelling entry must be clearly visible from the street.	
5) Fencing	
f) Fencing to the front boundary is strongly discouraged. Where primary street fencing is desired:	
<ul style="list-style-type: none"> • it may be no higher than 1.2m; • any landscape hedge shall not be higher than 1.6m; • it is not permitted to be constructed from tubular steel with looped or curved tops, or colorbond fencing; • it shall be more than 50% visually permeable; and • any tubular steel fencing must contain a top rail to cap vertical balusters. 	
g) For Lots 107 and 108, any fencing proposed adjoining the drainage swales along Road 1 may be up to 1.8m high and is required to be visually permeable above 1.2m.	
h) For fencing along lot boundaries abutting secondary streets, fencing is to be a maximum of 1.8m high that is at least 50% visually permeable above 1.2m from the finished lot level for the forward most 15.0m of the external side boundary.	
6) Retaining Walls	
i) All retaining walls throughout the estate shall be constructed of a consistent material.	

DETAILED AREA PLAN No. 1
 LOT 1693 PARKER STREET, SOUTH HEDLAND
 (Proposed lots 101-160)
 Town of Port Hedland

CLIENT
 CEDAR WOODS PROPERTIES

PREPARED BY
 JULIE HARROLD ARCHITECT
 Disclaimer: Issued for design intent only.
 All areas and dimensions are subject to detail design and survey.



REFERENCE NUMBER: CWP STH
 DRAWING NUMBER: 001
 EDITION: C



C
 B
 A
 ISSUE

ISSUE TO TOWN OF PORT HEDLAND
 ISSUE TO TOWN OF PORT HEDLAND
 DESCRIPTION

01/08/12
 15/07/12
 24/03/12
 DATE

The Detailed Area Plan has been endorsed by the Town of Port Hedland:
 Manager Planning Services
 Town of Port Hedland

[Signature]

Date: 7/8/2012