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|----------|----|
| 9002 | 42 |
| 6.6795ha | 43 |
| | 44 |
| | 45 |
| | 46 |
| | 47 |
| | 48 |
| | 49 |
| | 50 |
| | 51 |
| | 52 |
| | 53 |
| | 54 |

DETAILED AREA PLANS R-CODE VARIATIONS

The provisions of the Shire of Serpentine Jarradale Town Planning Scheme No. 2 (TPS2) and the 'R20' Residential Design Codes apply unless varied by this Detailed Area Plan (DAP). Where there is conflict between the requirements of TPS2 and/or the R-Codes with this DAP, the provisions of this DAP prevail to the extent of any inconsistency.

1) R-CODE

a) The R-Code which applies to lots forming part of the Detailed Area Plan is R20.

2) SETBACKS

Setbacks shall be in accordance with the following:

a) Primary Street Setback 3.0m minimum (Note: averaging not applicable).

b) Boundary Setbacks - Side : Nil setbacks are permitted to boundaries as depicted on the Detailed Area Plan (Height in accordance with R-Codes Clause 5.1.3).


3) OPEN SPACE

a) For all lots, open space of 45% is applicable (55% site cover).

LEGEND

- Detailed Area Plan Area
- Lots Subject to DAP (R20)
- No Vehicle Access
- Parapet Wall Permitted

This Detailed Area Plan has been adopted by Council and signed by an authorised officer.

Signature: 
 Director Planning 17/10/2014
 Title Date
 SJ1636
 Reference No. OCM

MARRI PARK
 DETAILED AREA PLAN No. 3
 LOT 9002 (Balance Lot) LARSEN ROAD
 BYFORD

SCALE: 1:1000 @ A3
 DATE: 3rd OCTOBER 2014
 FILE: 263_03.10.2014.dwg
 DRAW: - SB
 CHECKED: -

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DYNAMIC PLANNING AND DEVELOPMENTS

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