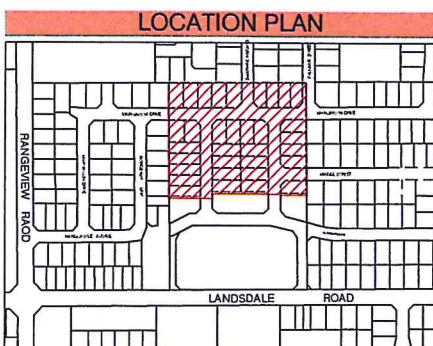
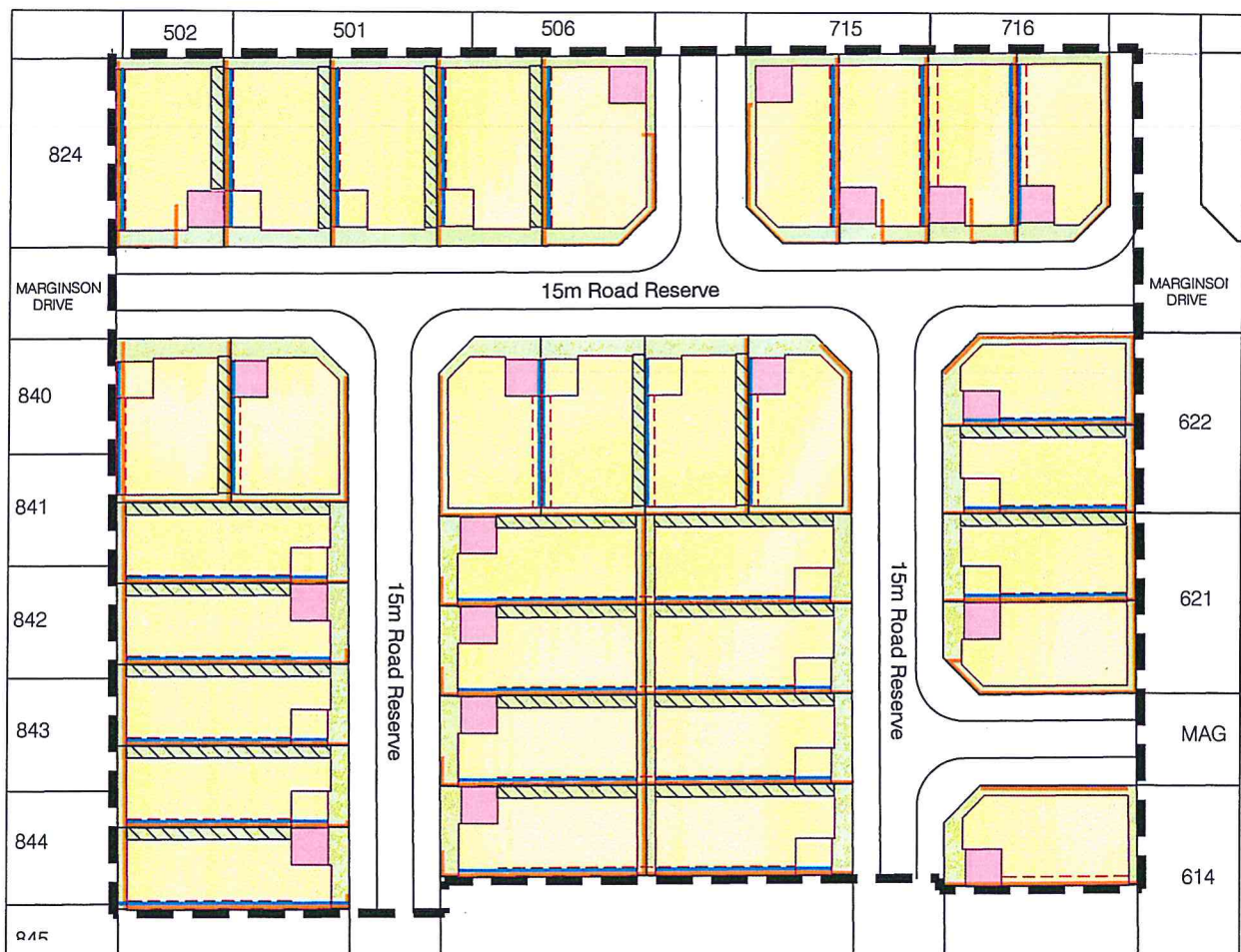
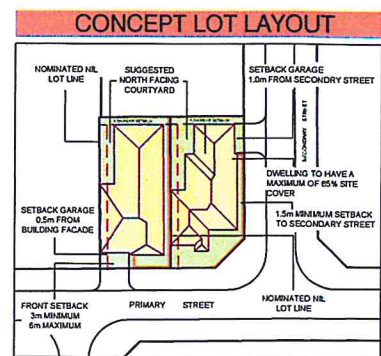


VARIATIONS TO RESIDENTIAL DESIGN CODES			
Design Provisions	Requirements		
Minimum Open Space	35%		
Outdoor Living Area	Orientation of the outdoor living area in the most northern or eastern location within the site		
Building Setbacks	Minimum	Maximum	Average
Dwelling - Primary Street	3.0m (including veranda)	6.0m	Not Applicable
Side Setback	Upper storey setback min 1.5m Ground floor zero lot line (nil setback) is permitted on side boundaries wherever depicted on the plan. Walls on the zero lot line shall not exceed 3.0m in height for 90% of the balance of the depicted zero lot line.		
Rear Setback (ground floor only)	Minimum 1.5m setback		
Garages - Front Setback	Garages (including supporting structures) shall be situated at least 0.5 metres behind a portion of building that directly abuts the garage		
Garages - Secondary Street	Minimum 1.5m setback		
Garages - Side Setback	The wall of a garage is permitted with a nil setback on one additional side boundary (i.e. not the designated 'zero lot line' boundary) on the basis that such a garage wall is no greater than 6.5m in length and does not exceed a height of 3.0m.		
Building Facade	Zero lot line walls shall not project beyond the front facade of the dwellings.		



**ENDORSEMENT**

This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2. Any variations to the acceptable development standards (as outlined in this DAP or relevant R-Codes) are discouraged, however if justified, can be considered through the lodgement of a Codes Variation, submitted to the City of Wanneroo.

Manager, Planning Implementation: *[Signature]*  
City of Wanneroo: *[Signature]*  
Date: *26/8/13*

LEGEND	
	DAP Boundary
	Recommended Garage Location
	Designated Garage Location
	1.5m Second Storey Setback
	Retaining Walls
	Zero Lot Line
	2 metre Solar Setback

**DETAILED AREA PLAN**  
LOTS 134 & 135 LANDSDALE ROAD  
LANDSDALE

SCALE: 1:800 A3  
DATE: 14 AUGUST 2013  
PREP: JPM, 01/06/2013  
DRAW: SB  
CHECKED: -

**DYNAMIC PLANNING AND DEVELOPMENTS**

DISCLAIMER: This document is a planning and development proposal and may not be used for any other purpose without the written consent of Dynamic Planning and Developments. All plans, designs and other information are for reference only and are subject to change.



SCALE: 1:800 A3  
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