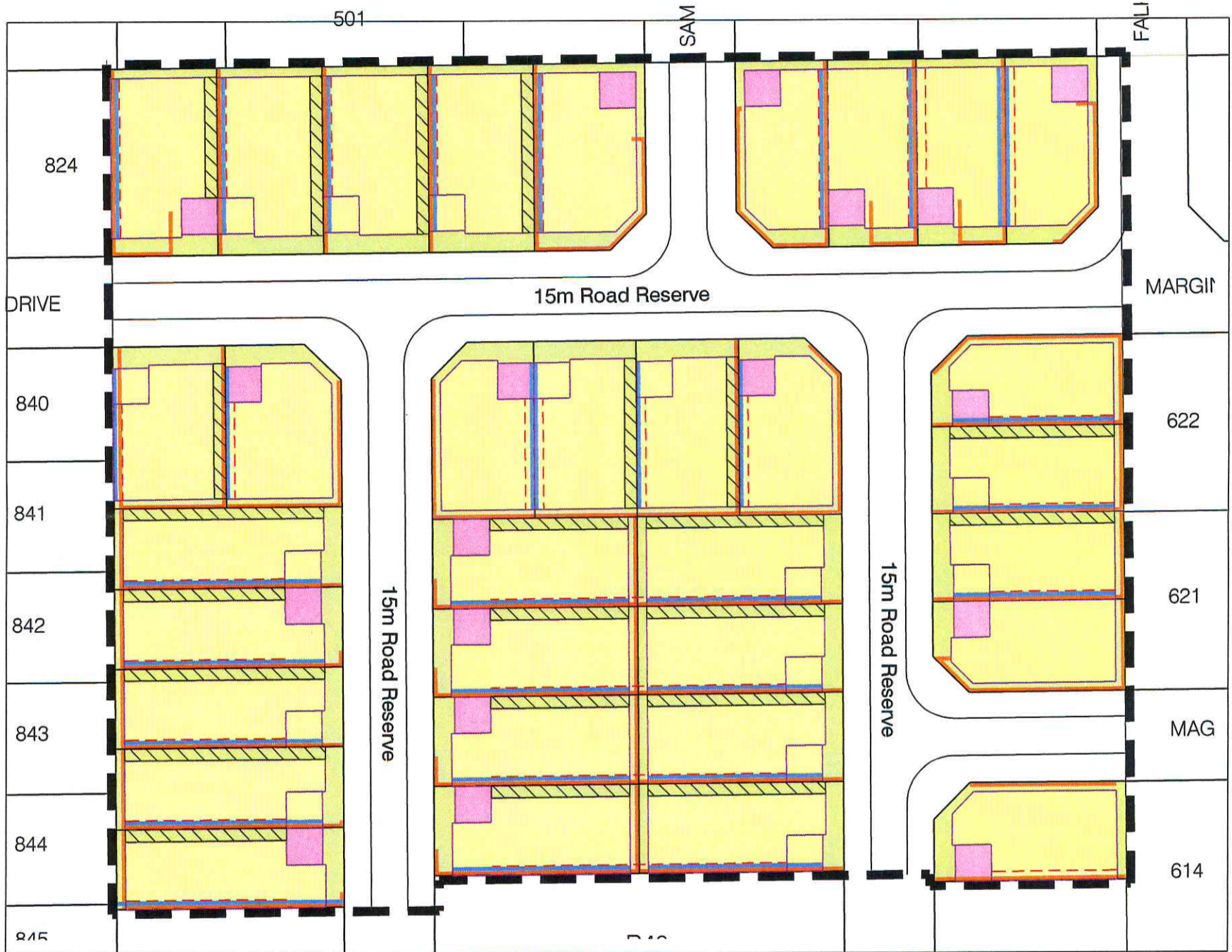
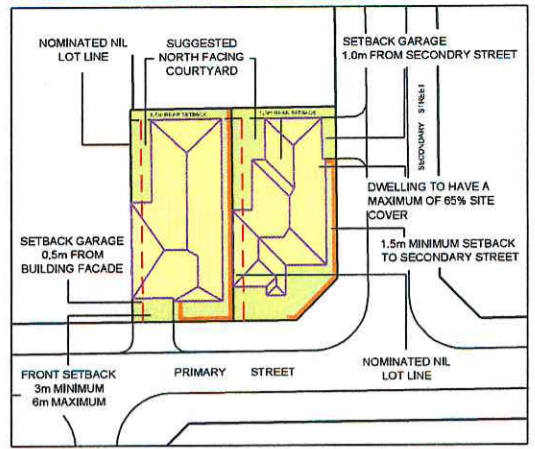


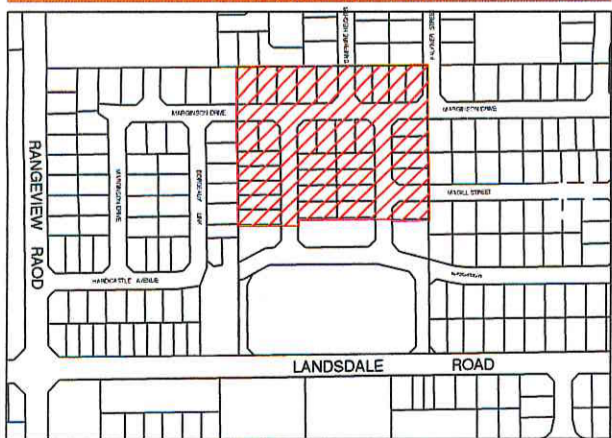
VARIATIONS TO RESIDENTIAL DESIGN CODES

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.		

CONCEPT LOT LAYOUT



LOCATION PLAN



ENDORSEMENT

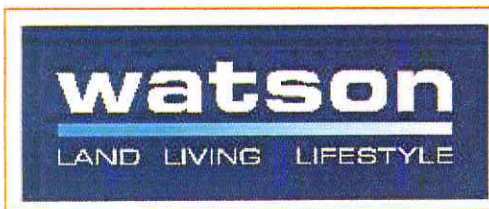
This Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2. Any variations to the acceptable development standards (as outlined in this DAP or relevant R-Codes) are discouraged, however if justified, can be considered through the lodgement of a Codes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

Manager, Planning Implementation,
City of Wanneroo.....
Date: 2 August 2011

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: 27th JUNE 2011
FILE: SP096_27.06.2011.dwg
DRAW: -SB
CHECKED: -