

R-CODE VARIATIONS

The provisions addressed below and on the adjacent plan relate to lots 273 – 324, 328 – 417, 423 – 433 of Stages 4-6, Corimbia Estate, East Landsdale.
The requirements of the Residential Design Codes apply unless otherwise provided for below.
The following standard represents variations to the Residential Design Codes and constitutes Acceptable Development requirements pursuant to the Codes.

GENERAL PROVISIONS LOTS 279 – 281, 285 – 294, 299 – 301, 305 – 306, 311 – 312, 315 – 324, 328, 331 – 332, 335 – 336, 341 – 342, 345, 351 – 379, 384 – 397, 400 – 417, 424 – 433.

R-Coding	R20
Minimum Open Space	Minimum 35%

GENERAL PROVISIONS LOTS 273 – 278, 282 – 284, 295 – 298, 302 – 304, 307 – 310, 313 – 314, 329 – 330, 333 – 334, 337 – 340, 343 – 344, 346 – 350, 380 – 383, 398 – 399, 423.

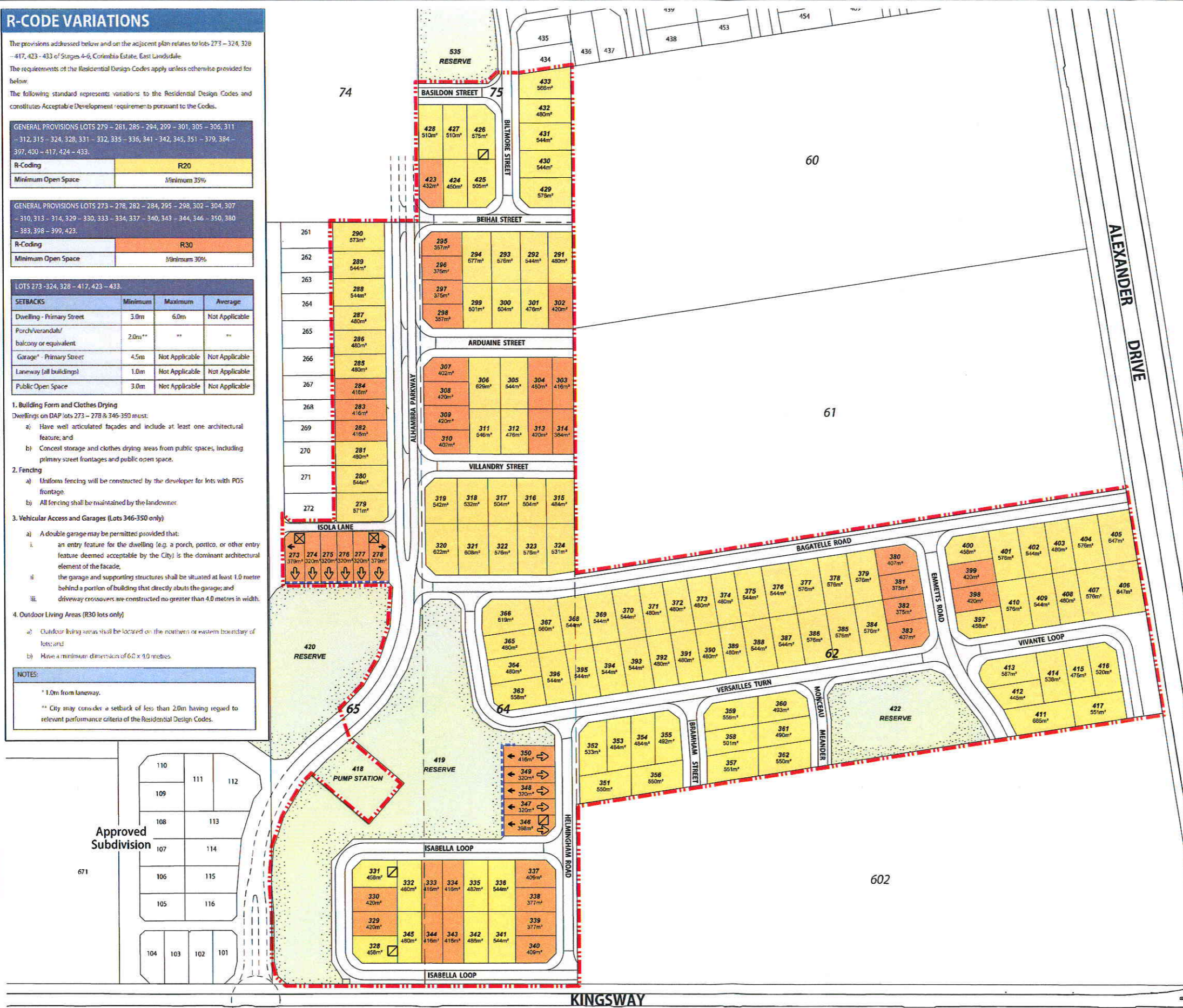
R-Coding	R30
Minimum Open Space	Minimum 30%

LOTS 273-324, 328 – 417, 423 – 433.

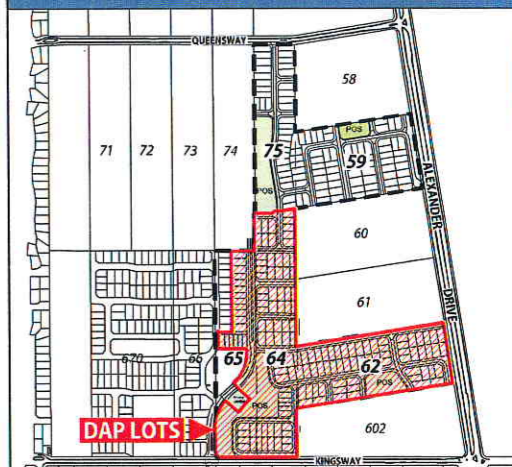
SETBACKS	Minimum	Maximum	Average
Dwelling - Primary Street	3.0m	6.0m	Not Applicable
Porch/verandah/ balcony or equivalent	2.0m**	**	**
Garage* - Primary Street	4.5m	Not Applicable	Not Applicable
LaneWAY (all buildings)	1.0m	Not Applicable	Not Applicable
Public Open Space	3.0m	Not Applicable	Not Applicable

- Building Form and Clothes Drying**
Dwellings on DAP lots 273 – 278 & 346-350 must:
 - Have well articulated facades and include at least one architectural feature; and
 - Conceal storage and clothes drying areas from public spaces, including primary street frontages and public open space.
- Fencing**
 - Uniform fencing will be constructed by the developer for lots with PGS frontage.
 - All fencing shall be maintained by the landowner.
- Vehicular Access and Garages (Lots 346-350 only)**
 - A double garage may be permitted provided that:
 - an entry feature for the dwelling (e.g. a porch, portico, or other entry feature deemed acceptable by the City) is the dominant architectural element of the facade;
 - the garage and supporting structures shall be situated at least 1.0 metre behind a portion of building that directly abuts the garages; and
 - driveway crossovers are constructed no greater than 4.0 metres in width.
- Outdoor Living Areas (R30 lots only)**
 - Outdoor living areas shall be located on the northern or eastern boundary of lots; and
 - Have a minimum dimension of 6.0 x 1.0 metres.

NOTES:
* 1.0m from laneway.
** City may consider a setback of less than 2.0m having regard to relevant performance criteria of the Residential Design Codes.



LOCATION PLAN



DETAILED AREA PLAN - Stages 4-6

Corimbia Estate, EAST LANDSDALE

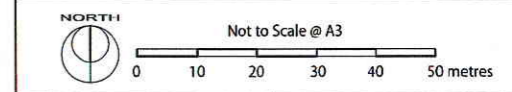


LEGEND

- DETAILED AREA PLAN BOUNDARY
- Lots subject to overall DAP/ R-Code variation R20
- Lots subject to overall DAP/ R-Code variation R30
- Permeable Fencing
- Designated Garage Location
- Recommended Garage Location
- Primary Street Frontage
- Secondary Street Frontage

SIGNATURE PANEL

The Detailed Area Plan has been endorsed by Council under Clause 9.14.3(d) of District Planning Scheme No. 2:
Manager, Planning Implementation
City of Wanneroo:
Date: 5 July 2011



COMPILED: DPS	DRAWN BY: MDH
DATE: 18/11/2010	REVISED: 9/6/2011
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: STOEL288I	JOB CODE: STOELSUB
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