

## R-CODE VARIATIONS

The provisions addressed below and on the adjacent plan relates to lots 434-534 of Stages 7-8, 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 434-442, 444-447, 449-453, 455-458, 460-463, 465-468, 470-474, 476-479, 481-489, 492, 494-496, 498, 500-503, 506-508, & 511-531.

R-Coding	R20
Minimum Open Space	Minimum 35%

GENERAL PROVISIONS LOTS 443, 448, 454, 459, 464, 469, 475, 480, 490-491, 493, 497, 499, 504-505, 509-510 & 532-534.

R-Coding	R30
Minimum Open Space	Minimum 30%

LOTS 434-534

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

### 1. Vehicular Access

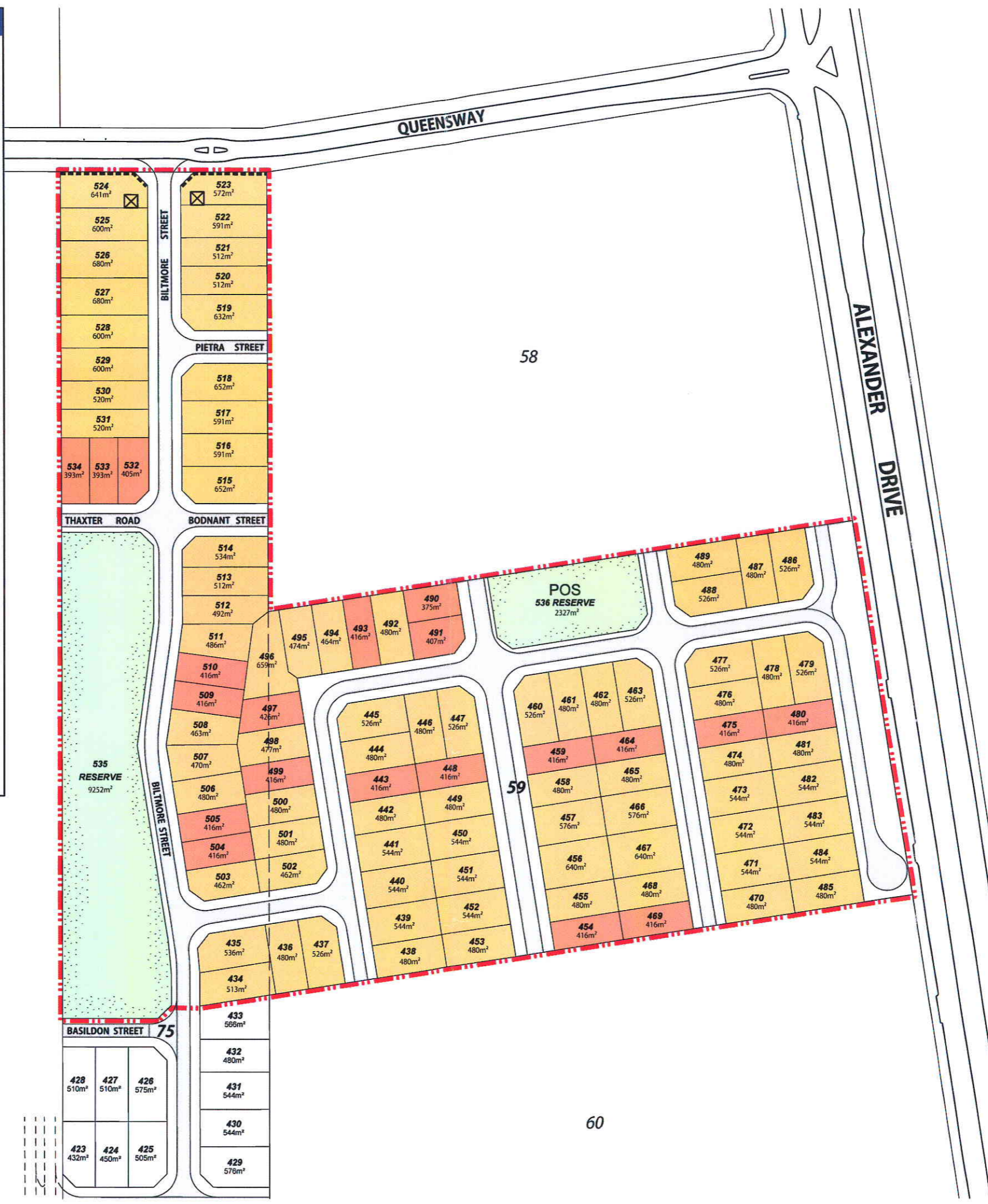
- a) Lots 523 & 524 have designated garage locations (fixed) garage locations to improve access arrangements.

### 2. Outdoor Living Areas (R30 lots only)

- b) Outdoor living areas shall be located on the northern or eastern boundary of lots; and  
c) Have a minimum dimension of 6.0 x 4.0 metres.

### NOTES:

\*\* 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 7-8

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
- No Vehicle Access
- Designated Garage Location

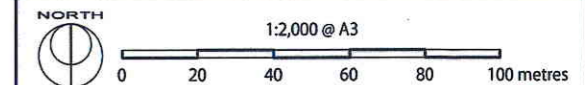
## SIGNATURE PANEL

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: 14 June 2014



COMPILED: DPS	DRAWN BY: MDH
DATE: 18/11/2010	REVISED: 12/5/2011
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