

R CODE VARIATIONS

The provisions addressed below and on the adjacent plan relates to lots 101-170 of Stage 1, 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

R-Coding	R20
Minimum Open Space	Minimum 35%

LOTS 101 – 104 (Laneway)

SETBACKS	Minimum	Maximum	Average
Dwelling - Primary Street	3.0m	6.0m	Not Applicable
Porch/verandah/ balcony or equivalent	2.0m**	**	**
Garage* - Primary Street	1.0m (from rear lane)	Not Applicable	Not Applicable
Laneway (all buildings)	1.0m	Not Applicable	Not Applicable

LOTS 105 – 170 only

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
Garage - Laneway	1.0m	Not Applicable	Not Applicable

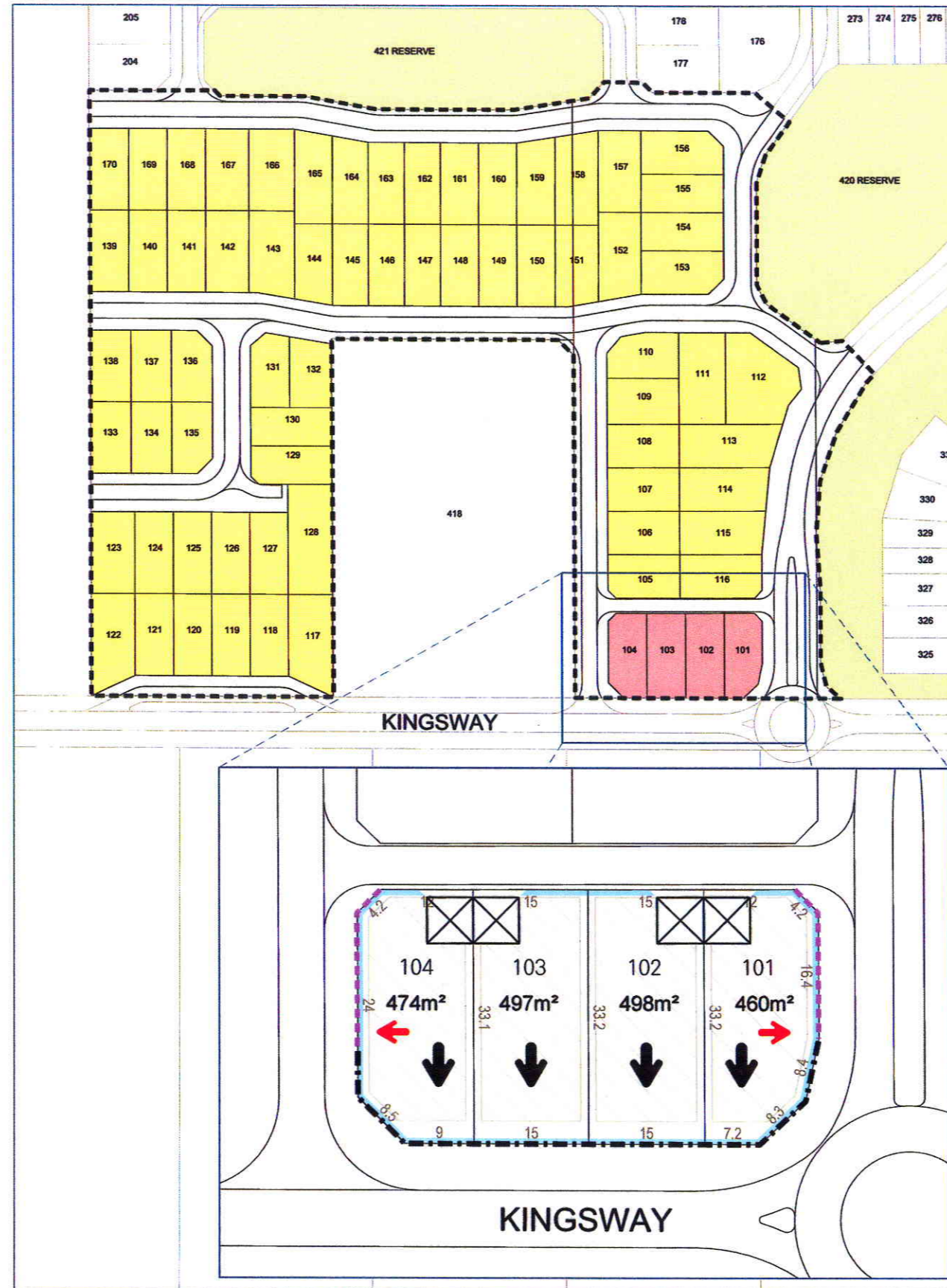
1. Fencing

Uniform open style fencing as depicted on the adjacent plan and for a length of 4m along the side boundary (where shown), shall be maintained as open-style fencing by the land owner.

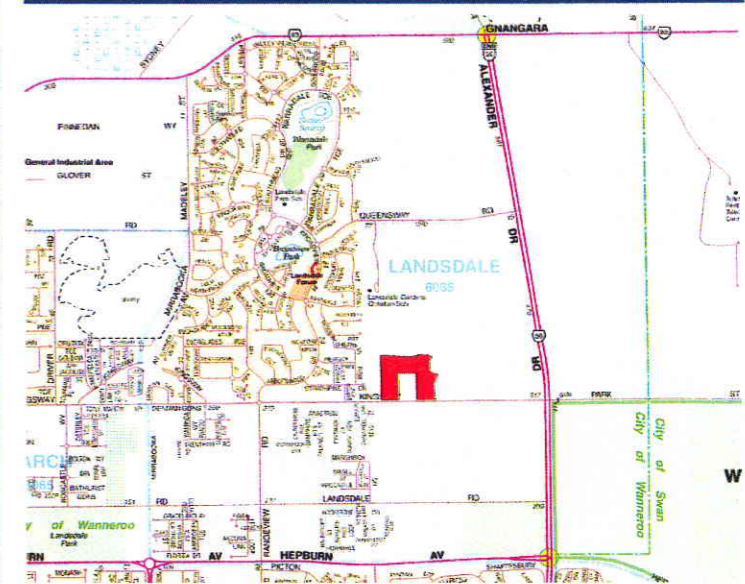
NOTES:

* All laneway lots have designated (fixed) garage locations to improve access arrangements and parking.

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



LOCATION PLAN



LEGEND

- Stage 1 Boundary
- Lots subject to overall DAP/R Code Variation
- Lots subject to separate DAP/R Code Variation
- Indicative Building Envelope
- Uniform Estate Fencing (Open Style)
- Uniform Estate Fencing (Solid Style)
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated garage location

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: 8 FEBRUARY 2011