

R CODE VARIATIONS

The provisions addressed below and on the adjacent plan relates to lots 171 - 272 of Stage 2, 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 173-182, 189-210, 215-222, 225-227, 232-255, 258-272	
R-Coding	R20
Minimum Open Space	Minimum 35%

GENERAL PROVISIONS LOTS 171-172, 183-188, 211-214, 223-234, 228-231, 256-257	
R-Coding	R30
Minimum Open Space	Minimum 30%

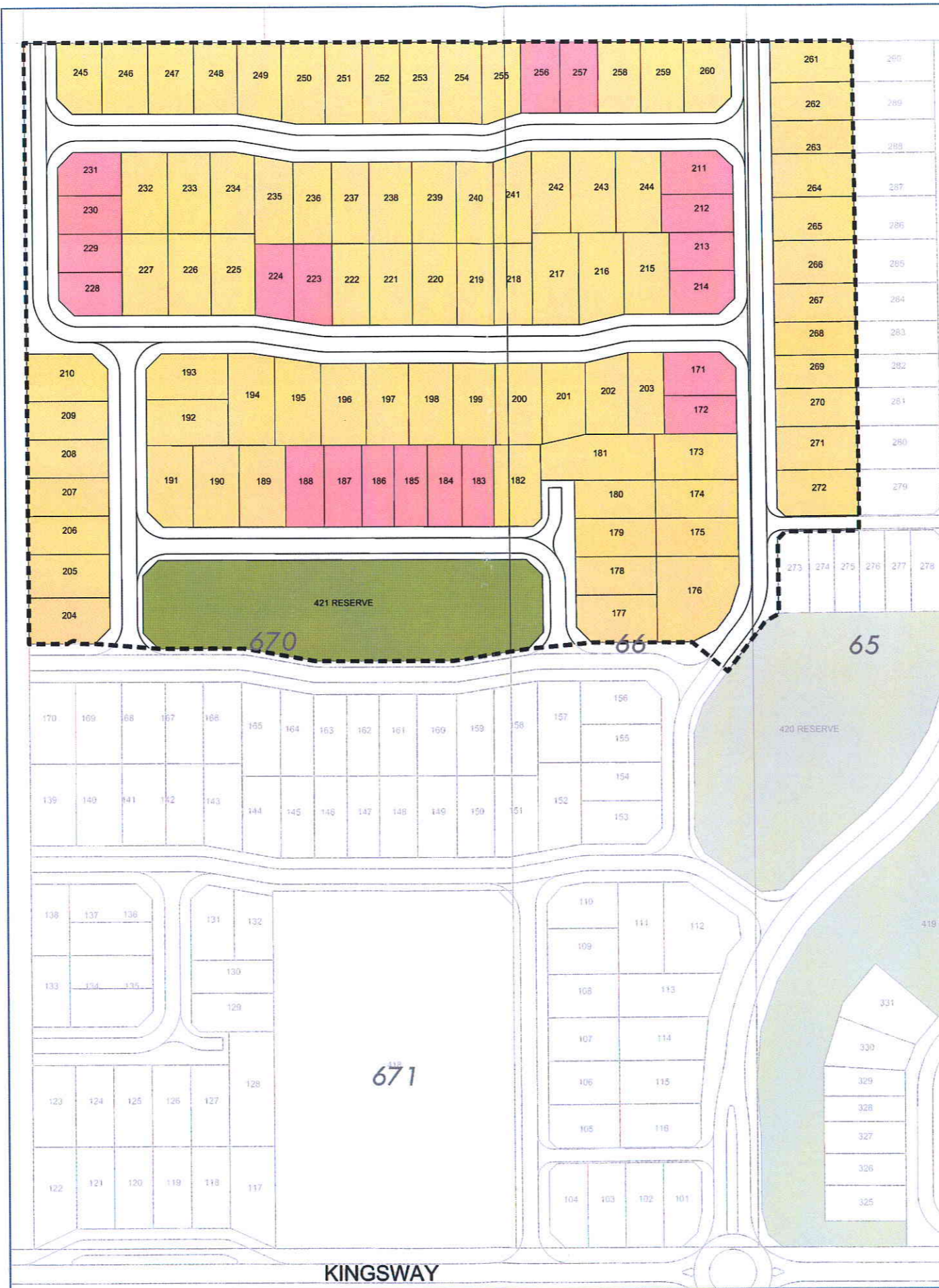
LOTS 171 - 272			
SETBACKS	Minimum	Maximum	Average
Dwelling - Primary Street	3.0m	6.0m	Not Applicable
Porch/ verandah/ balcony or equivalent	2.0m**	**	**
Garage - Primary Street	4.5m	Not Applicable	Not Applicable

1. Outdoor Living Areas (R30 lots only)

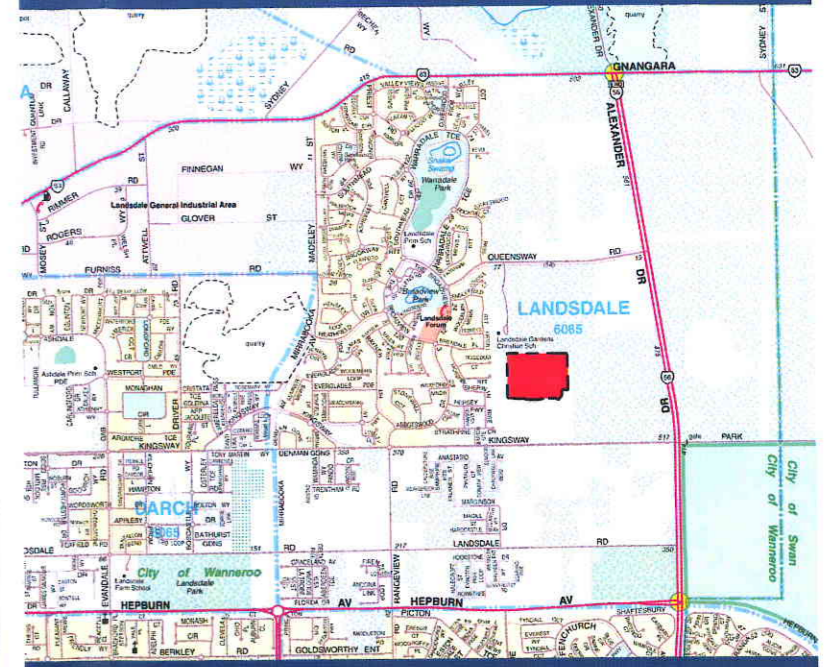
- a) Outdoor living areas shall be located on the northern or eastern boundary of lots; and
- b) Have a minimum dimension of 6.0 x 4.0 metres.

NOTES:

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



LOCATION PLAN



LEGEND

- Stage 2 Boundary
- Lots subject to overall DAP/R Code Variation R20
- Lots subject to overall DAP/R Code Variation R30

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: 3 JUNE 2011



DETAILED AREA PLAN - STAGE 2

CORIMBIA East Landsdale