

LOCATION PLAN



LEGEND

- SUBJECT AREA
- ~~~~~ NO VEHICLE ACCESS PERMITTED
- R20
- R30

SIGNATURE PANEL

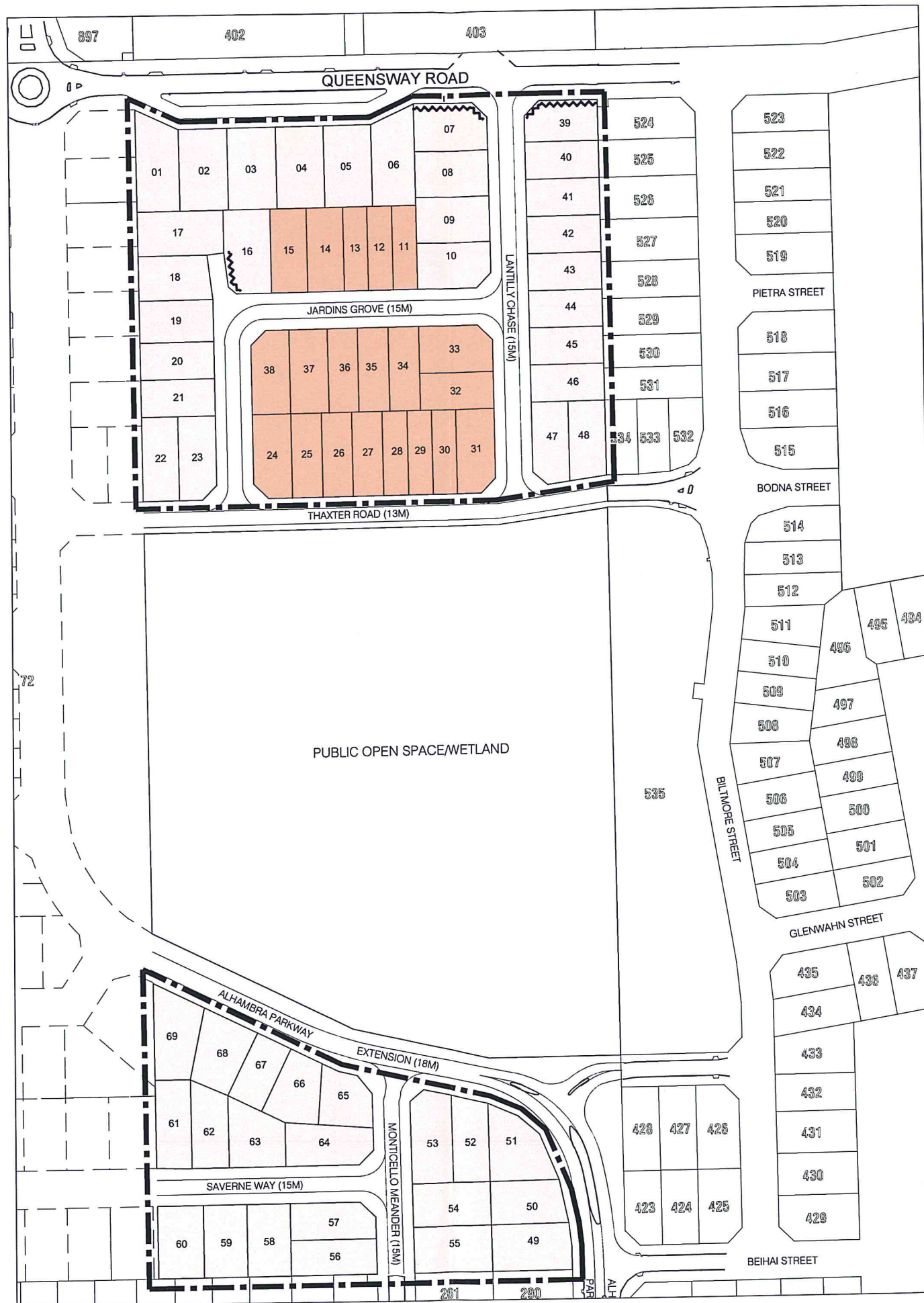
The Detailed Area Plan has been endorsed by Council under Clause 9.14.3 (d) of District Planning Scheme No.2:

City of Wanneroo,

Manager Planning Implementation

23/9/14

Date



DETAILED AREA PLAN PROVISIONS

The provisions below (and accompanying plan) relate to the WAPC approved Plan of Subdivision for lots 73 & 74 Queensway Road, Landsdale (WAPC Ref: 148813).

Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and Residential Design Codes apply.

The following standards are deemed to satisfy the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners.

SETBACKS

SETBACKS FOR R20 & R30 LOTS	MINIMUM	SETBACK AVERAGE
Dwelling Primary Street	3.0m	N/A
Porch/verandah/balcony or equivalent	2.0m	N/A
Garage Primary Street	4.5m	N/A

APPEARANCE AND STREETScape

- All garages are to be setback a minimum of 0.5 metre behind a portion of the building.
- The garages are permitted a maximum width of 60% (including supporting structures) of the lot frontage provided that these garages are setback a minimum of 1.0 metre behind the dwelling setback, subject to the provision of at least one major opening to a habitable room addressing the primary street.
- Lots 11-13 & 28-30 are permitted to have boundary walls to both side boundaries, provided the second boundary wall is a maximum length of 9.0m, behind the front setback line, and no higher than 3.5m

OPEN SPACE

R-CODING	MINIMUM OPEN SPACE REQUIREMENT
R20	35%
R30	30%

- Open space requirement can be reduced in accordance with the table above subject to a minimum 4.0m x 6.0m outdoor living area being provided.
- Outdoor living areas shall be located on northern or eastern boundary of lots.
- The outdoor living areas for lots 51-53 and 65-69 are permitted within the front setback.

FIRE MANAGEMENT

- Lots 22-31, 47, 48, 51-53 & 65-69 are subject to an approved Bushfire Management Plan. Any dwellings constructed on these lots must comply with the applicable Fire Safety Requirements.

DETAILED AREA PLAN No. 3 - EAST LANDSDALE

STRATHWICK - RESIDENTIAL ESTATE, EAST LANDSDALE



Date 07/07/14

DWG NO PA0553 DAP-01 REV 1

SCALE 1:2000@A3

Level 1 55 St Georges Terrace
Perth WA 6000 Australia

Tel +618 9346 0500
Fax +618 9321 7790

info@urbis.com.au
www.urbis.com.au

Urbis Pty Ltd ABN 50 105 256 228
Australia . Asia . Middle East

urbis