

LEGEND

SUBJECT SITE

RESIDENTIAL R20

DWELLING ORIENTATION

DESIGNATED GARAGE LOCATION

RETAINING WALLS

FOOTPATH

DAP PROVISIONS

The provisions addressed below and on the adjacent plan relate to Lot 45 & 130 Marginson Drive Landsdale Rise Estate, Landsdale approved by WAPC reference 143886.

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes apply.

1. GENERAL PROVISIONS

R-Coding	R20
Minimum Open Space	35%
Outdoor Living Area	Open space may only be reduced in accordance with the DAP subject to the Outdoor Living Area: a) Being located on the northern or eastern boundary of lots; and b) Having a minimum dimension of 6.0 x 4.0 metres.

2. SETBACK PROVISIONS

	Minimum	Maximum	Average
Dwelling – Primary Street (excluding Garage/Carport)	3.0m	6.0m	Not Applicable

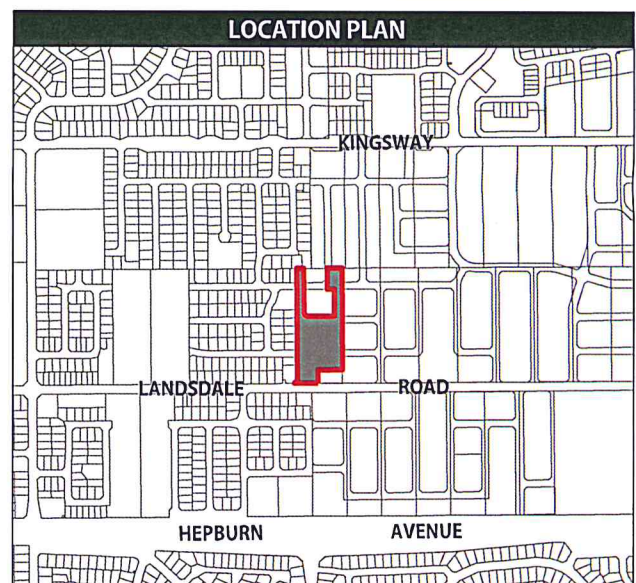
3. VEHICLE ACCESS

a) Designated garage locations apply to lots identified on the DAP; referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

b) All other garage locations will be subject to the location of infrastructure services and retaining walls.

4. ORIENTATION

a) The dwelling orientation shall provide access to the major entry (front door) of the dwelling.



ENDORSEMENT TABLE

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

Manager Planning Implementation

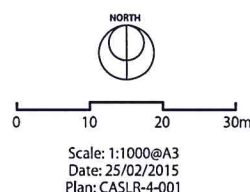
City of Wanneroo

Date: 11/3/15

DETAILED AREA PLAN

No. 11 - East Landsdale

A Creative Design & Planning Project



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