

LEGEND

--- DAP Boundary

☒ Preferred Garage Location

→ Primary Dwelling Orientation

PROVISIONS

The provisions addressed below relate to Lots 59 & 60 Landsdale Road, Landsdale.

The Residential Density Code applicable to all lots is R40.

The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below.

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

Building Setbacks to Primary Street	Minimum
Lots 512 - 516 & 525 - 529 inclusive	4.0m minimum (as per R-Codes)
Lots 501 - 507 & 517 - 521	Minimum setback to have regard to Western Power easement requirement approximately 5.5m *
Lots 508 - 511 & 522 - 524	2.5m minimum Garages 1.0m minimum behind the dwelling alignment

OPEN SPACE PROVISIONS

- A minimum of 35% open space where the outdoor living area is located on the northern or eastern boundary.

SIDE BOUNDARY SETBACK PROVISIONS

- Boundary walls are permitted to both side boundaries (excluding secondary street boundaries) providing the second boundary wall is a maximum length of 1/3 the boundary length behind the front setback line to a maximum height of 3.5m.

*** WESTERN POWER EASEMENT**

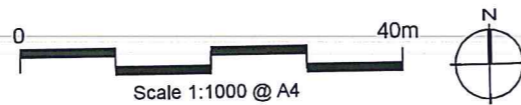
- The Western Power Easement along Landsdale Road is approximately 5.5m wide. Subject to the approval of Western Power, buildings may be permitted within the Western Power easement to the minimum setback specified in the R-Codes for R40 density (4.0m).



ENDORSEMENT

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

[Signature] 15/8/14
 Manager Planning Implementation - City of Wanneroo Date



NOTE:
 Pavements and footpaths shown diagrammatically only

DETAILED AREA PLAN No. 1 - EAST WANNEROO CELL 5



GRAY & LEWIS
 LAND USE PLANNERS
 Suite 5 2 Hardy Street
 South Perth, WA 6151
 T (08) 9474 1722
 F (08) 9474 1172
 perth@graylewis.com.au