

## R CODE VARIATIONS

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 - all lots except Transition Lots

R-Coding	R20
Minimum Open Space	Minimum 35% (1)

### NON TRANSITION LOTS BEING THE SUBJECT OF THIS DAP

SETBACKS	MINIMUM	MAXIMUM	AVERAGE
Building - Primary Street	3.0m	6.0m	Not Applicable
Porch / verandah / balcony or equivalent	2.0m	Not Applicable	Not Applicable
Garage - Primary Street	4.5m	Not Applicable	Not Applicable

### GENERAL PROVISIONS - All Transition Lots

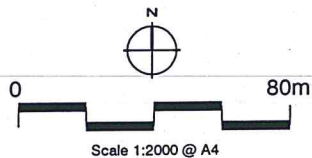
R-Coding	R20
Minimum Open Space	Minimum 40% (1)

### TRANSITION LOTS BEING THE SUBJECT OF THIS DAP

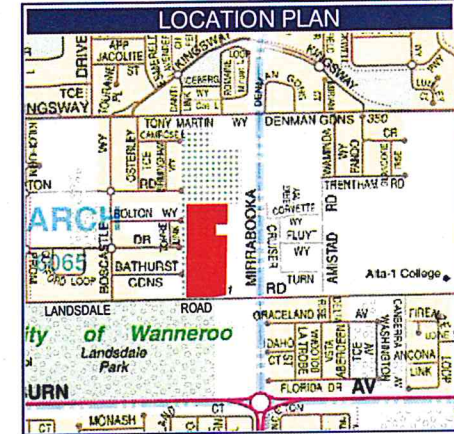
SETBACKS	MINIMUM	MAXIMUM	AVERAGE
Building - Primary Street	4.5m	6.0m	Not Applicable
Porch / verandah / balcony or equivalent	3.0m	Not Applicable	Not Applicable
Garage - Primary Street	4.5m	Not Applicable	Not Applicable

### NOTES

(1) The provision of 35% open space or 40% open space as specified for the transition and non transition lots is permissible where the outdoor living area is located on the northern or eastern boundary and having a minimum dimension of 6.0m x 4.0m.



## DETAILED AREA PLAN LOT 54 LANDSDALE ROAD DARCH



### LEGEND

- Detailed Area Plan Boundary
- Lots subject to DAP/R Code Variation
- Transition lots subject to DAP/R Code Variation
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Secondary Dwelling Orientation

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..... 20/9/12

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