



**DETAILED AREA PLANS PROVISIONS**

**1.0 GENERAL PROVISIONS**

- 1.1 The residential density that applies to this land is R20.
- 1.2 The following Standards are deemed to meet the Design Principles of the Residential Design Codes of WA (R-Codes) and not require consultation with adjoining landowners.
- 1.3 The requirements of the City of Wanneroo District Planning Scheme No. 2 and R-Codes apply, unless otherwise provided below.

**2.0 STREET BOUNDARY SETBACKS**

Lots Applicable	Setbacks	Minimum	Maximum
		(no averaging applicable)	
All Lots	Primary Street - building	3.0m	6.0m
	Secondary Street - building	1.0m	3.0m
	Primary Street - garages	4.5m	not applicable
	Secondary Street - garages	2.0m	not applicable

**3.0 LOT BOUNDARY SETBACKS (OTHER THAN STREET BOUNDARIES)**

Lots Applicable	Section	Minimum	Maximum
		(no averaging applicable)	
Lots 400 & 414	Side setback abutting Drainage Basin	Nil	

**4.0 OPEN SPACE REQUIREMENTS**

Lots Applicable	Dwelling Type	Minimum
All Lots	Single and multi-level single house	40%

- Outdoor Living Area (OLA) shall be located either on the northern or eastern boundary.
- OLA permitted to be located within street setback area.

**5.0 SOLAR ACCESS FOR ADJOINING SITES**

Lots Applicable	Dwelling Type	Maximum
All east-west orientated lots	Single and multi-level single house	30%

**LEGEND**

- Detailed Area Plan Area
- Footpath
- No Vehicle Access
- Drainage Basin
- Nil Setback Permitted

This Detailed Area Plan has been endorsed by:

13/2/15

Manager Planning Implementation Date

City of Wanneroo

**DETAILED AREA PLAN No. 6 - EAST LANDSDALE**

City of Wanneroo



SCALE: 1:1000 @ A3  
 DATE: 23rd JANUARY 2015  
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**DYNAMIC PLANNING AND DEVELOPMENTS**

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