

## PROVISIONS

The provisions addressed below relate to Stage 8 of *The Kestrels Estate*, Tapping. Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carpools shall be constructed within the nominated building envelopes as depicted on the Plan.

### R-CODES VARIATIONS

The City of Wanneroo Town Planning Scheme No. 2 and Residential Design Codes apply unless otherwise provided for below. The following standards represent variations to the R-Codes and operate as Acceptable Development requirements.

### GENERAL PROVISIONS

R-Coding	R30	
Minimum Open Space	40% (5% variation to R-Codes)	
<b>Building Setbacks</b>	<b>Minimum</b>	<b>Average</b>
Primary Street	2.5m	-
POS Frontage	3.0m	-
Side	Refer Provisions Below**	
Secondary Street	1.5m	-
Laneway	4.0m	-
Garages	1.0m	-

### \*\*Side Setbacks:

- Parapet walls are permitted on side boundaries wherever depicted on the Plan.
- A minimum 1.5 metre 'solar' setback shall apply to all other side boundaries.

### GARAGES

- Corner lots have designated (fixed) garage locations as depicted on the Plan.
- The garage location for all other lots is a recommendation only on the DAP. An alternative garage location to that shown on the DAP may be approved by the City of Wanneroo's Manager Planning Services, subject to a minimum setback of 1.0 metre.

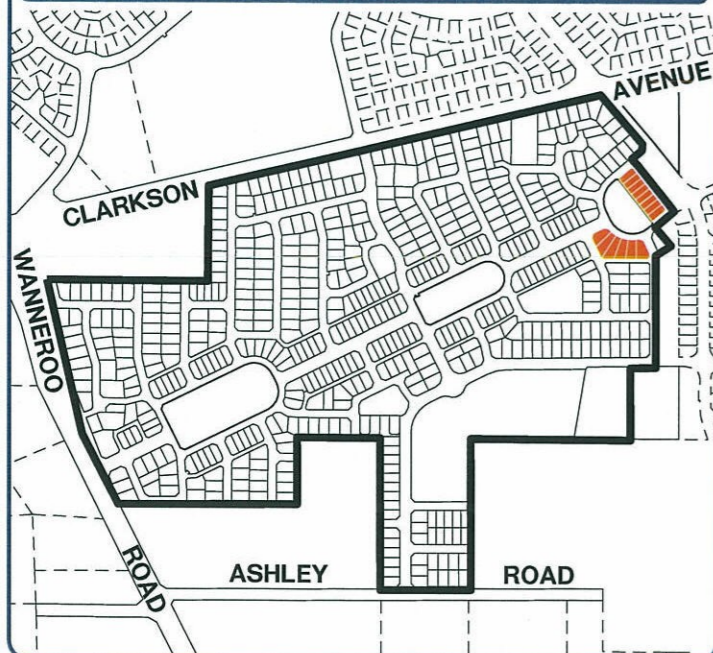
### BUILDING FACADE

Parapet walls shall not project beyond the front facade of the dwellings.

### ESTATE FENCING

Fencing will be provided by the Vendor in the locations depicted on the Plan. Where provided by the Vendor, fencing is not to be altered or removed in any way.

## LOCATION PLAN



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

*[Signature]* 22/7/09  
 Manager Statutory Services - City of Wanneroo Date

## LEGEND

- Designated garage location
- Building Envelope
- Uniform Estate Fencing
- No Vehicle Access Permitted

N.B. Open Space Design Indicative Only

## DETAILED AREA PLAN - STAGE 8

*The Kestrels* **THE KESTRELS**

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Cedar Woods  
 PROPERTIES LIMITED

