



R-CODE VARIATIONS

The provisions addressed below and accompanying plan relates to those lots bound by Millendon Street to the north, Cherton Drive to the east and Rawlinna Parkway to the south, within the Carramar Estate, Carramar.

The requirements of the Residential Design Codes apply unless otherwise provided for below. The following standards represent variations to the Residential Design Codes and operate as Acceptable Development requirements.

GENERAL PROVISIONS	Minimum
R-Coding	R40
Minimum Open Space	40% <small>(5% variation to the R-Codes)</small>
Garages	Garages within the setback area of Lots 16 - 22 are not to exceed 60% (10% variation) of the frontage at the building line. Construction must allow unobstructed view between the dwelling and the street.
BUILDING SETBACKS	Minimum
Primary Street	4.0 m
Side	As per R Codes*
Secondary Street / Laneway	1.5 m
Garages	N/A 1.0m*
Public Open Space	2.5 m

***NOTES:**
Side Setbacks:
 i. Building envelopes shown with 'nil' setback shall not have walls higher along that boundary than 3.5m for 2/3 of the length of the boundary behind the front setback line.
 ii. Side setbacks to the Northern and Eastern boundary must allow for solar penetration in accordance with the Residential Design Codes with the exception of lots 6 & 15.

Garages:
 i. The majority of lots have designated (fixed) garage locations to improve access arrangements and parking.
 ii. 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 Manager Planning Implementation subject to the design meeting solar orientation principles, streetscape objectives and any other statutory requirements to the satisfaction of the City.
 iii. Garages are generally setback 1.0m from the rear boundary with the exception of Lots 16 - 22. A 'nil' setback is permitted for these lots.

DWELLING ORIENTATION	
Primary as shown on accompanying plan	Dwellings shall be designed to include at least one primary living space window facing the parkland and street to provide adequate surveillance between dwellings and surrounds.
Secondary as shown on accompanying plan	Dwellings shall be designed to include at least one primary living space window facing the street, to provide adequate surveillance between dwellings and surrounds.

SCREENING
 All clothes drying and storage areas and ground-mounted water heaters shall be screened from public view from the adjoining parkland area and the primary street.

FENCING
 Uniform fencing as shown on the accompanying plan and for a length of 3m along the side boundary where shown shall be maintained as open-style fencing by the land owner where required.

The Detailed Area Plan has been endorsed by Council under Clause 9.17.3(d) of District Planning Scheme No. 2:

Manager Planning Implementation, City of Wanneroo: *[Signature]*
 Date: 22/12/09

LOCATION PLAN



LEGEND

	Preferred garage location		Open style fencing
	Designated garage location		Dual Use Path
	Building Envelope		Primary dwelling orientation
	Restricted vehicle access		Primary dwelling orientation with secondary frontage
			Western Power transformer
			Stairway