

R CODE VARIATIONS

PROVISIONS

The provisions addressed below and on the adjacent plan relate to all the lots within Stage 3, of the Garden Park Heights Estate, Sinagra.

The requirements of the Residential Design Codes (R-Codes) apply unless otherwise provided for below.

The following variations to the R-Codes constitute Acceptable Development. Any development which complies with the R-Codes, the requirements of the Table 1 below does not require consultation with the neighbours or other landowners. Except as provided for in Table 1 all other R-Code requirements apply.

Table 1: Variations to the provisions of the R-Codes

1. PRIVATE OPEN SPACE

The minimum open space requirement for lots designated R20 & R40 may be reduced from those specified in the R-Codes to a minimum of 40% & 30% respectively, subject to compliance with the following criteria;

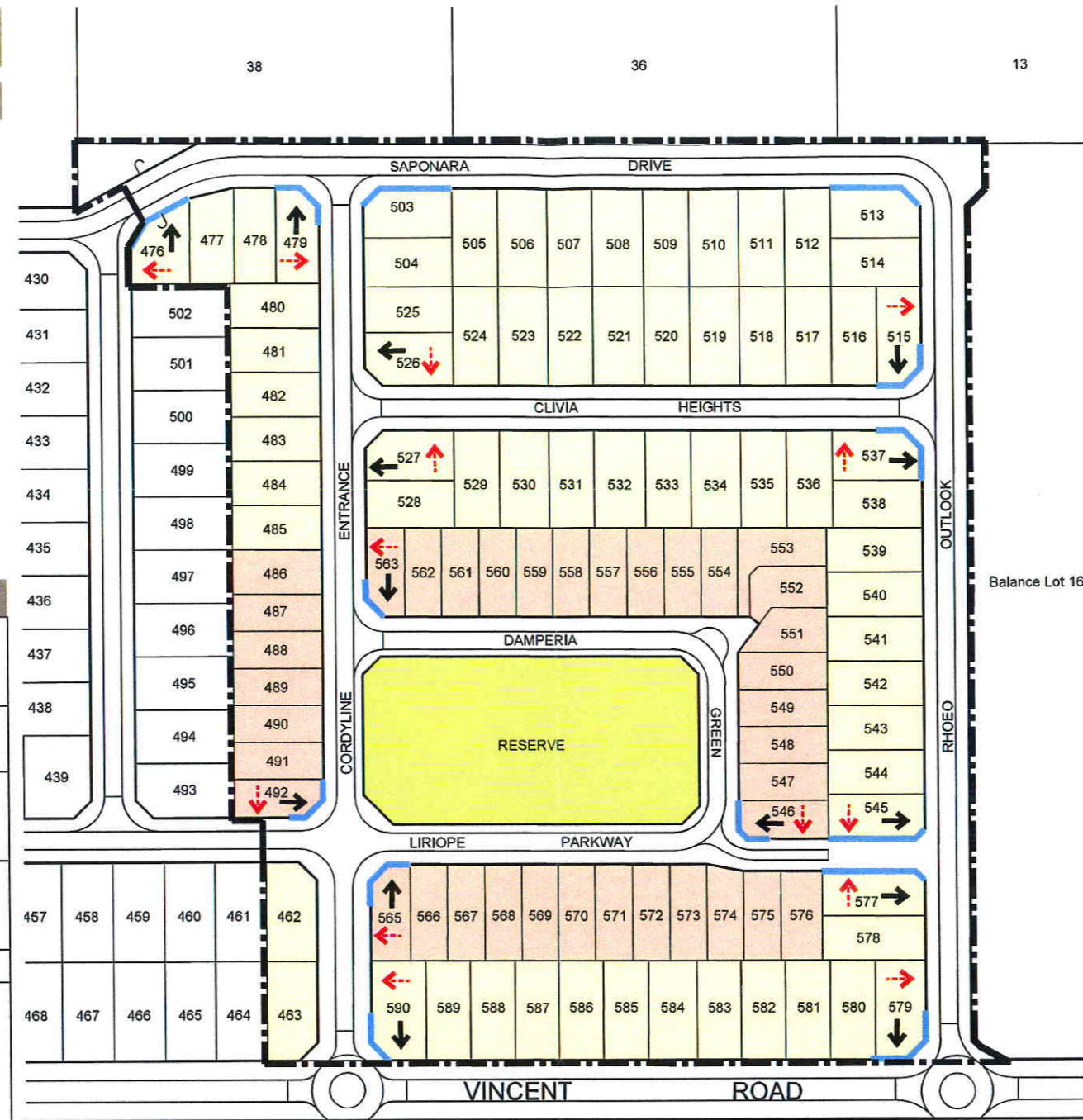
1. Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary.
2. Provision of Outdoor Living Area designed in accordance with the R-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.

Where the Outdoor Living Area is not directly accessible from an internal living area, provision of an additional Outdoor Living Area which complies with the following criteria:

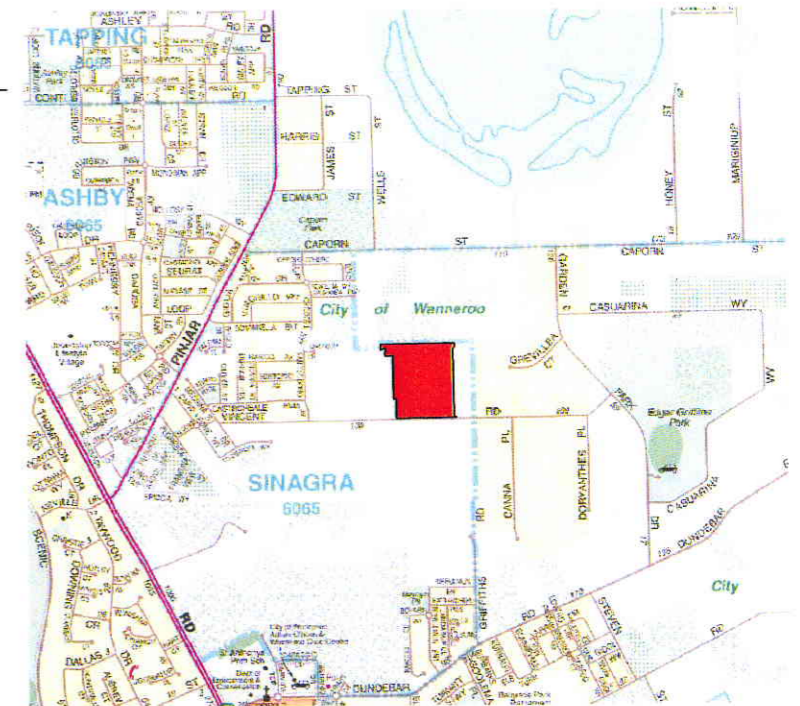
Lots	Min. Area	Min. Dimension	Other
R40	20m ²	4.0m	1. May be included under the roof of the main dwelling 2. Must be located on the northernmost or easternmost side boundary of the dwelling.
R20	30m ²	4.0m	

2. BUILDING SETBACKS (Applicable to R20 & R40)

	Minimum	Maximum	Average
Primary Street	3.0m	6.0m	4.0m
Secondary Street	0m	1.5m	Not Applicable



LOCATION PLAN



LEGEND

- Stage 3 Boundary
- No Vehicle Access Permitted
- Preferred Primary Dwelling Orientation
- Preferred Secondary Dwelling Orientation
- Zoning - R20
- Zoning - R40

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

Manager, Planning Implementation,
City of Wanneroo

Date: 3 June 2011