

## PROVISIONS

The provisions addressed below relate to Stage 6a of *The Kestrels Estate*, Tapping. Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carpports 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)	
Building Setbacks	Minimum	Average
Primary Street	2.5m	-
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.

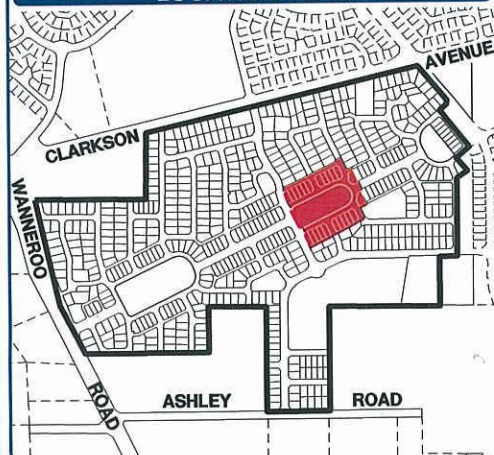
### BUILDING FACADE

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]*  
Manager Statutory Services - City of Wanneroo  
Date: 3/10/08

## LEGEND

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



DETAILED AREA PLAN - STAGE 6a

The Kestrels

THE KESTRELS

Cedar Woods  
PROPERTIES LIMITED

Development Planning Strategies

## PROVISIONS

The provisions addressed below relate to Stage 6b of *The Kestrels Estate*, Tapping. Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.

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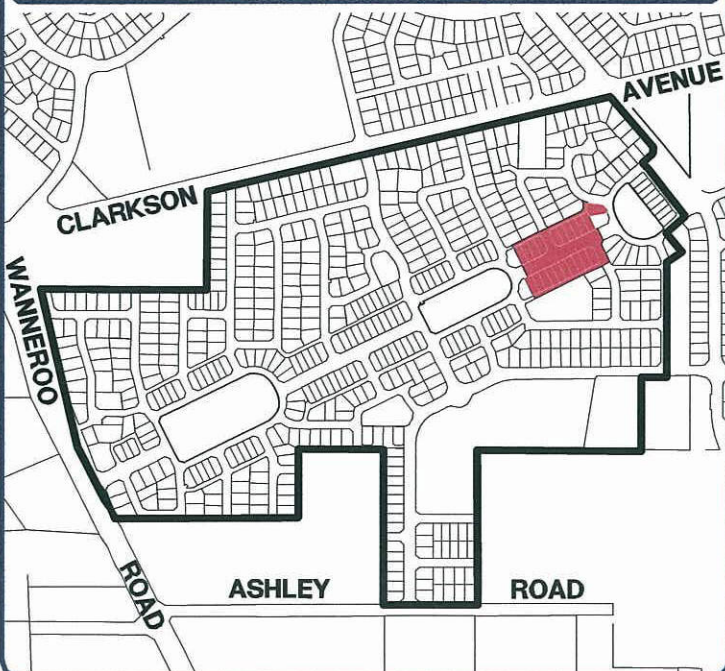
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## LOCATION PLAN



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*[Signature]*  
 Manager Statutory Services - City of Wanneroo  
 Date: 10 May 2008

## LEGEND

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

1636-R40  
**Group Housing**

6196m<sup>2</sup>



DETAILED AREA PLAN - STAGE 6b

**THE KESTRELS**

Cedar Woods  
 PROPERTIES LIMITED

