



Detailed Area Plan - R-Code Variations

The following matters apply, where required, in the design and construction of residence or outbuildings on Lots 1558 - 1561 Ardea Way and Spring Hill, within The Kestrels Estate. Unless otherwise approved by the City of Wanneroo, all dwellings, outbuildings, garages/carports shall be constructed within the nominated building envelopes, based on the following provisions.

R-Code Variations
The City of Wanneroo District Planning Scheme No. 2 and Residential Design Codes are varied as indicated on this Detailed Area Plan. The requirements of the City of Wanneroo Scheme and R-Codes shall be satisfied in all other matters.

Setbacks
Setbacks for the construction of improvements upon the land will not be other than in accordance with the provisions of the R-Codes unless varied below.

- POS Frontage:** 2.0 metre minimum dwelling setback
4.0 metre average dwelling setback
- Side:** For Lot 1558 and 1561, a 1.5 metre setback is required on the frontage adjacent to Ardea Way and Spring Hill as depicted on the Detailed Area Plan.
Garages shall be setback in accordance with the R-Codes.

Open Space
Minimum total of 40% of the site shall be provided as open space.

Built Form
A minimum of one habitable room with a major opening facing to the Public Open Space that is used for normal domestic activities, which includes a living room, lounge room, sitting room, television room, kitchen and dining room (but excluding the bedroom).

Estate Fencing
Retaining walls and fencing will be provided by the Vendor in the locations depicted on the Detailed Area Plan. Where provided by the Vendor, fencing and retaining walls are not to be altered in anyway.

Legend

- Primary Dwelling Orientation
- Building Setbacks in metres
- Required Garage Location (Approximate)
- 1.8m Open Style Fence/Estate Fencing
- Preferred Primary Private Open Space Location

Approval

This Detailed Area Plan has been approved by the Manager Planning Services.

24/9/07
Date

Detailed Area Plan BUILDING ENVELOPE & SETBACKS PLAN

