

R-CODE VARIATIONS

The following criteria listed on this Detailed Area Plan (DAP) takes precedence over, and operate as variations to, the relevant Residential Design Codes (R-Codes) standards and constitute Acceptable Development.

- The Acceptable Development provisions are 'as of right' subject to compliance with the City of Wanneroo District Planning Scheme No.2
- Compliance with the DAP 'Acceptable Development' provisions will not require consultation with adjoining and/or other nearby landowners.
- The density coding is R40
- The DAP provisions apply to all lots contained within the DAP area.

Setbacks

1. Buildings constructed on lots 15-29 (inclusive) shall be setback a minimum of 2.0 metres from the rear (public open space) boundary.
2. Garages on all lots shall have a minimum 1.0 metre rear (laneway) setback.

Boundary Walls

3. Boundary walls are permitted in accordance with Table 1 of this DAP and are permitted on both side boundaries. A boundary wall is not permitted adjoining a secondary street road reserve or the public car park (excludes rear laneways).

Fencing

4. Visually permeable fencing in accordance with the R-Codes shall be provided along any boundary adjoining public open space.

Dwelling Design

5. Dwellings on lots 15-29 (inclusive) shall address the public open space by providing at least one major opening and one of the following architectural features: verandah, pergola, balcony, patio, alfresco area or deck.







Car Park Surveillance

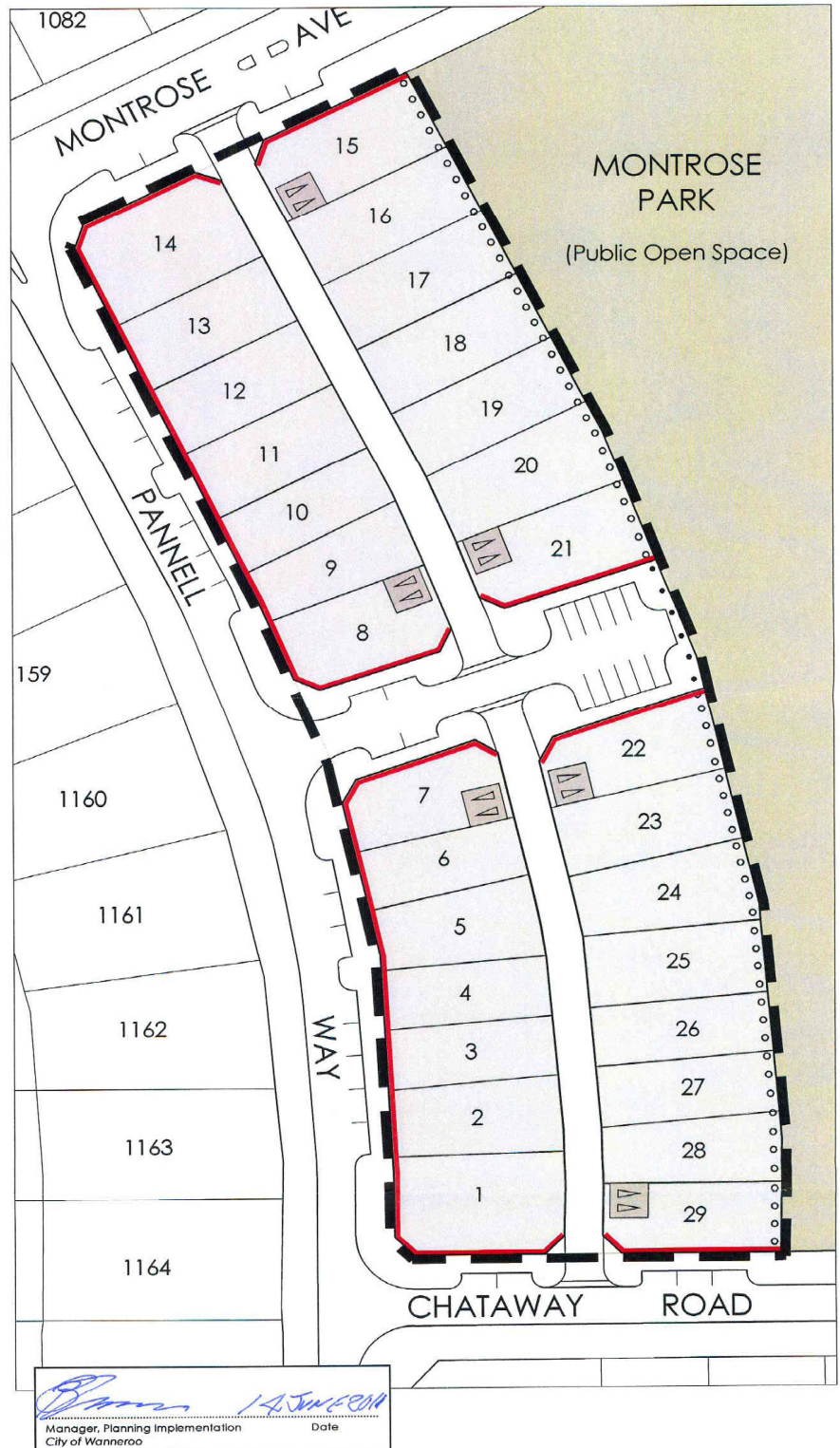
6. Lots 7, 8, 21 and 22 shall provide a minimum of one habitable room window that has a clear view of the car park.

TABLE 1 - BOUNDARY WALLS

Description	Max. height	Max. length
Single Storey	3.5m	No limit
Two Storey & Above	6.5m	15m

Legend

-  R40
-  Visually Permeable Fencing
-  Bollards (Indicative only)
-  Restricted Vehicular Access
-  Designated Garage Location
-  DAP Boundary



DETAILED AREA PLAN No. 1
Lot 1321 Pannell Way, Girrawheen