

PROVISIONS - DAP Stage 3

The provisions addressed below and on the adjacent plan relate to Lots 52-55, 76-97 and 110-120 approved by WAPC reference (143298) Yanchep Golf Estate, Yanchep.

The following standards represent variations to the Residential Design Codes, and constitute Acceptable Development requirements pursuant to the Residential Design Codes. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes would apply.

This DAP replaces the need to obtain Planning Approval for the development of a Single House. Any variations to the Acceptable Development standards (as outlined in this DAP or relevant Residential Design Codes) are discouraged, however if justified, can be obtained at the Building Licence application stage through the lodgement of an R-Code Variation, submitted to the City of Wanneroo.

1. GENERAL PROVISIONS

a) R-Coding	R20	R30
b) Minimum Open Space	35%*	35%*

2. STREETSCAPE PROVISIONS

	Minimum	Maximum	Average
a) Dwelling - Primary Street	3.0m	6.0m	Not Applicable
b) Porch/verandah/balcony or equivalent	2.0m**	**	**
c) Laneway rear - (excluding garage)	Nil	Not Applicable	Not Applicable

3. SETBACK PROVISIONS

	Minimum	Maximum	Average
a) Garage			
- Primary Street	4.5m	Not Applicable	Not Applicable
- Laneway (including eaves)	1.0m	Not Applicable	Not Applicable

NOTES:

- * Open space may only be reduced in accordance with this DAP subject to the Outdoor Living Area having a minimum area of 30m². No dimension of the prescribed Outdoor Living Area shall be less than 4 meters.
- **The City may consider a setback of less than 2.0m having regard to relevant performance criteria of the Residential Design Codes.

4. BUILDINGS ON BOUNDARY

- a) For R30 coded lots nil setbacks for ground floors are permitted on the southernmost or westernmost boundary, to a maximum height of 3.6m (no average).

5. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street, pursuant to the 'Primary Dwelling Orientation' arrow shown on the DAP. The front elevation shall consist of at least one major opening overlooking the Primary Street.
- b) Design of dwellings on applicable lots shall include a side elevation which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the DAP. The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.

6. BUILDING HEIGHT

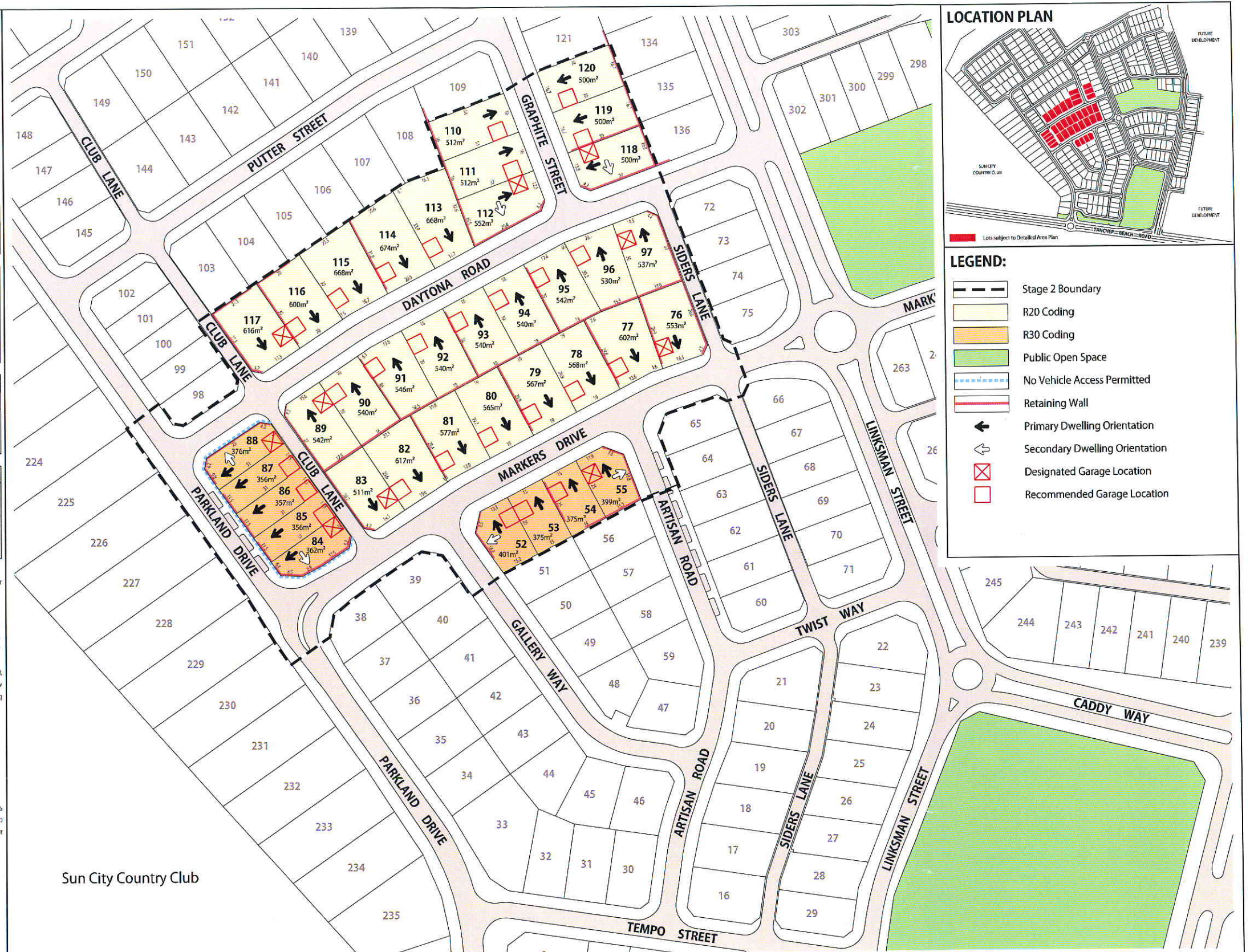
- a) Buildings coded R30 are permitted to a maximum height of:
 - Top of External Wall (eaves) - 7m
 - Top of External Wall (concealed roof) - 8m
 - Top of Roof Pitch - 10m

7. VEHICULAR ACCESS AND GARAGES

- a) Other than lots with 'designated' garage locations, the garage location for all other lots is a recommendation only. An alternative design may be approved by the City subject to the design meeting solar orientation principles, streetscape objectives, and any other statutory requirements to the satisfaction of the City.

8. INCIDENTAL DEVELOPMENT

- a) Clothes drying and storage areas shall be screened from public view, including primary street frontages and laneway areas.



Detailed Area Plan 3

Yanchep Golf Estate, YANCHEP

A Peet Project

PEET

ENDORSEMENT TABLE

This Detailed Area Plan has been endorsed by Council under clause 9.14.3 (d) of District Planning Scheme No.2

Manager Planning Implementation
City of Wanneroo

28/3/13



Scale 1:1500 @ A3

0 15 30 45 60 75 metres

COMPILED: DPS, MAPS, C&W	DRAWN BY: JNP
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