

PROVISIONS – DAP No. 6

The provisions addressed below and on the adjacent plan relate to Stage 3b Yanchep Golf Estate, Yanchep, approved by WAPC reference (143298).

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners. Unless provided for below, the provisions of the City of Wanneroo District Planning Scheme No.2 and the Residential Design Codes apply.

1. GENERAL PROVISIONS

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

2. SETBACK PROVISIONS

| | Minimum | Maximum | Average |
|---|---------|---------|---------|
| a) Dwelling - Primary Street | 3.0m | 6.0m | N/A |
| b) Porch/verandah/balcony or equivalent | 2.0m | - | - |
| c) Laneway rear - (excluding garage) | Nil | N/A | N/A |
| d) Garage | | | |
| - Primary Street | 4.5m | N/A | N/A |
| - Laneway (including eaves) | 1.0m | N/A | N/A |

NOTES:

* Open space may only be reduced in accordance with this DAP subject to the Outdoor Living Area having a minimum area of 30m². The Outdoor Living Area is to be located on the northern or eastern boundary with no dimension less than 4 meters.

3. BUILDINGS ON BOUNDARY

- a) For R30 coded lots nil setbacks for ground floors are permitted on the southernmost boundary, to a maximum height of 3.6. No averaging is applicable.

4. BUILDING FORM & ORIENTATION

- a) 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.

5. 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



LEGEND:

- DAP Boundary
- R20 Coding
- R30 Coding
- Indicative Building Envelope
- Footpath
- No Vehicle Access Permitted
- Retaining Wall
- Secondary Dwelling Orientation
- Designated Garage Location
- Street Light
- Trees to be Retained

LOCATION PLAN



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
Date: 15/5/14

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Detailed Area Plan 6

Yanchep Golf Estate, YANCHEP

A Peet Project

PEET

| | |
|--|-----------------------|
| NORTH | |
| Scale 1: 1500 @ A3 | |
| 0 | 15 30 45 60 75 metres |
| COMPILED: DPS, MAPS, COSSILL WEBLEY | DRAWN BY: NM |
| DATE: 21/06/2013 | REVISED: 13/03/2014 |
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