



DETAILED AREA PLANS R-CODES VARIATIONS

The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining landowners:-

1) SITE PLANNING AND DESIGN

a) Articulation and the provision of major openings to all street frontages (including Indicative Access) is required.

2) R-CODE (DENSITY CODE)

a) The R-Code which applies to lots forming part of the Detailed Area Plan is R40.

3) SETBACKS

a) Setback of Buildings Generally:

i) St Andrews Drive Dwellings - as per the R-Codes

b) Setback of Garages and Carports:

i) Indicative Access - Nil

c) Boundary Setbacks:

i) North/East - Nil, permitted to north and east boundaries within the area subject to the Detailed Area Plan.
 ii) Southern Boundary (abutting Lot 61), as shown on the plan, will be a minimum of 1 metre at ground and first floor level.

4) OPEN SPACE

a) The minimum open space applicable is 30% (i.e. 70% site coverage).

5) PLOT RATIO

a) The applicable Plot Ratio is 0.65.

6) UNIT MIX

a) All dwellings within the Detailed Area Plan may be two (2) bedroom dwellings.

7) FENCING

a) Fencing along St Andrews Drive is permitted to be solid up to 1.8m above the Natural Ground Level at intervals as illustrated on the Detailed Area Plan.

8) OVERSHADOWING

a) Lots subject to this Detailed Area Plan are exempt from the provisions of 6.4.2 of the R-Codes determining solar access for adjoining sites. Provision of the R-Codes otherwise apply for lots outside of the Detailed Area Plan.

9) VISITORS PARKING

a) The Developer to construct (at its cost), a total of eleven (11) visitor parking bays shown on the Detailed Area Plan on St Andrews Drive. The design of the spaces shall be in accordance with the City's standard requirements for on-street parking bays and the final location shall be determined to the satisfaction of the City.
 b) The construction of the Visitor Parking Bays shall be linked to the construction of the Units as shown on the Detailed Area plan. That is, Visitor Bays 1 - 4 (V1 - 4) shall be constructed in association with Units 36 - 44, Visitor Bays 5 - 8 (V5 - 8) shall be constructed in association with Units 9 - 35 and Visitor Bays 9 - 11 (V9 - 11) shall be constructed in association with Units 1 - 8.

10) RETAINING WALLS

a) The retaining walls as depicted should generally be consistent at the Development Application stage.
 b) Retaining walls facing St Andrews Drive are to generally comply with the City's policy 'Establishing Building Pad Levels, Excavation, Fill and Retaining Associated with Residential Development'.

11) FINISHED LEVELS

a) The finished levels (RL's) as depicted should generally be consistent at the Development Application stage.

LEGEND

- SUBJECT AREA BOUNDARY
- DWELLING ORIENTATION
- INDICATIVE BUILDING ENVELOPE
- FEATURE WALL (1.8m SOLID)
- RETAINING WALL
- STREET FRONTING RETAINING WALL

ENDORSEMENT PANEL:

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

[Signature]
 Manager, Planning Implementation

City of Wanneroo:.....

Date: 15/12/15.....

DETAILED AREA PLAN - SUN CITY
 LOT 102 (No. 140) ST ANDREWS DRIVE
 YANCHEP
 City of Wanneroo

SCALE: 1:500 @ A3
 DATE: 10th DEC 2014
 DRAWN: - TG
 CHECKED: -MK

