

PROVISIONS – YANCHEP DAP 4

The provisions addressed below and on the adjacent plan relate to various lots approved by WAPC reference (143298 & 147161) 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 Cty 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

R-Coding	R10
Minimum Open Space	60%

2. STREETScape PROVISIONS

	Minimum	Maximum
Primary Street	As notated on DAP	-

3. SETBACK PROVISIONS

	Minimum	Maximum
Golf Course	1.5m from top of revetment wall	Not Applicable
Side setbacks Ground Floor	1.0m	Not Applicable

4. BUILDING FORM & ORIENTATION

a)

The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the DAP.

b)

The elevation of the dwelling overlooking the golf course shall also incorporate at least one major opening.

c)

Where possible, dwellings are to be designed to take advantage of northern solar orientation.

5. VEHICULAR ACCESS and GARAGES

a)

Designated crossovers apply to all lots as identified on the DAP.

b)

An alternative garage and driveway location may be approved by the City subject to the retention of existing trees on site and the other statutory requirements of this DAP to the satisfaction of the City. Alternate crossover locations will not be considered.

6. INCIDENTAL DEVLEOPMENT

a)

Pergolas, gazebos and similar structures including garden sheds may be permitted outside the building envelope at the rear of the dwelling providing structures comply with setback requirements and do not impact retained trees.

DRAFT

AMENDED

