

#### DETAILED AREA PLAN PROVISIONS - DAP No. 8

The provisions addressed below and on the adjacent plan relate to Stage 5 Yanchep Golf Estate, Yanchep, approved by WAPC reference (147161).

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	R40
-------------	-----

#### 2. SETBACK PROVISIONS

	Minimum	Maximum	Average
a) Dwelling - Primary Street	1.5m	N/A	3.0m
b) Laneway rear (including garage)	1.0m	N/A	N/A
c) Public Open Space Setback	2.0m	N/A	N/A
d) Boundary Walls	For all R40 lots, walls on boundary are permitted to both side boundaries (excluding secondary street boundary other than to laneways) within the following limits:		
		Max. Height	Max. Length
Single storey		3.5m*	No limit
Two storey +		6.5m*	12.0m

#### 3. SPECIAL PROVISIONS FOR LOTS 239 - 246 CADDY WAY

a) Minimum Rear Setback (including garage)	1.0m
--	------

#### NOTES

\* For dwellings with a pitched roof, the height of the walls on side boundaries may be increased to the top of the ridge line where this runs parallel to the front boundary and will abut a similarly configured wall or secondary street.

#### 4. OPEN SPACE REQUIREMENTS

- a) Minimum open space to be reduced to a minimum of 30% subject to the provision of:
- A minimum 2m setback is required to major openings to habitable rooms located on the northernmost or easternmost boundaries, for lots with frontages 10m or greater as identified on the Detailed Area Plan (DAP);
  - Provision of an Outdoor Living Area designed in accordance with the R-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary. Where the outdoor living area is not directly accessible from an internal living area, provisions of an additional outdoor living area which complies with the following criteria:

Min. Area	Min. Dimension	Other
20m <sup>2</sup>	4.0m	May be included under the roof of the main dwelling. Must be located on the northernmost or easternmost side boundary of the dwelling.

Note: Courtyards are permitted within the secondary street setback area.

#### 5. VEHICLE ACCESS & GARAGES

- a) Designated garage locations apply to some lots as identified on the DAP; referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

#### 6. 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.
- 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.

#### 7. ADDITIONAL REQUIREMENTS

- a) In addition to the Deemed-to-Comply requirements, for those lots immediately adjacent to POS, the following provisions shall apply:
- Must have a minimum of one habitable room with a major opening facing towards POS. For the purpose of this clause, habitable room shall have the same meaning as given to the term in the Residential Design Codes; and
  - Visually permeable fencing to the POS boundary to the specifications and satisfaction of the City.



#### LEGEND:

- DAP Boundary
- R40 Coding
- Footpath
- Retaining Wall
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location
- Access Restriction
- Street Light
- Lots with frontage 10m or greater

#### 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: 19/3/15

Copyright Creative Design & Planning. No part of this plan may be reproduced in any form without prior consent from CDP. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Carriageways depicted on plan are diagrammatic only.




## Detailed Area Plan 8

Yanchep Golf Estate, YANCHEP

A Peet Project

PEET

<div><div><div>NORTH</div></div><div>Scale 1: 2000 @ A3</div><div><div>0</div><div>20</div><div>40</div><div>60</div><div>80</div><div>100 metres</div></div></div>	
COMPILED: CDP, MAPS, COSSILL WEBLEY	DRAWN BY: RF
DATE: 14/03/2014	REVISED: 05/02/2015
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: PACYA-4-007d	JOB CODE: PACYADAP
FILE ID: M:\PACYA\BASE\AP\PACYA-4-007d.dgn	

A 28 Brown St, East Perth WA 6004  
P (08) 9325 0200  
E Info@creativedp.com.au  
W creativedp.com.au

