

DETAILED AREA PLAN PROVISIONS - DAP No. 10

The provisions addressed below and on the adjacent plan relate to Stage 6 Yanchep Golf Estate, Yanchep, approved by WAPC Ref: 150797 & 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, the Residential Design Codes and the Yanchep City Centre Local Structure Plan No.68 apply.

NB. This DAP references a number of key variations to the Residential Design Codes that are set out in the Yanchep City Centre Local Structure Plan No.68. Reference should be made to the Yanchep City Centre Local Structure Plan No.68 for any additional variations which have not been referenced in this DAP.

1. GENERAL PROVISIONS

a) R-Coding:	R20	R25	R30
b) Minimum Open Space:	35%*	35%*	30%

2. SETBACK PROVISIONS FOR R20/R25/R30 LOTS

	Minimum	Maximum (4b)
a) Dwelling - Primary Street:		
i. R20/R25:	3.0m	6.0m
ii. R30:	2.0m	4.0m
b) Porch/verandah/ balcony or equivalent:	2.0m	N/A

c) Garage/Carport – Primary Street:	Minimum 4.5m – where footpath provided within adjacent verge. Minimum 3.5m – where no footpath provided within adjacent verge.
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3. BUILDINGS ON BOUNDARY

- a) For **R25 lots that are 10m wide or less**, and **all R30 lots**, a nil setback for the ground floor is permitted for the length of both side boundaries, and within the prescribed front and rear setbacks, to a maximum height of 3.6m.
 - No wall height averaging is applicable.
 - This provision excludes Secondary Street boundaries.

4. BUILDING FORM & ORIENTATION

- a) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street, or otherwise pursuant to the 'Primary Dwelling Orientation' arrow shown on the DAP.
- b) A maximum of 20% of the dwelling facade may be setback beyond the maximum *Primary Street Setback* prescribed in Provision 2a).

5. VEHICLE ACCESS & GARAGES

- a) Front loaded garages and supporting structures are to be located at least 0.5m behind the main part of the dwelling.
- b) Designated garage locations apply to some lots as identified on the Detailed Area Plan; referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.

6. BUILDING HEIGHT

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

7. SPECIAL PROVISIONS FOR SLOPE WAY LOTS 784 – 788

	Minimum	Maximum
a) Public Open Space Setback –		
i. Building:	3.0m	N/A
ii. Alfresco/veranda/balcony:	2.0m	N/A
b) Boundary Walls:	Boundary walls are permitted to both side boundaries (excluding Secondary Street boundary) within the following height limits:	
	Max. Height	Max. Length
Single storey	3.5m**	No limit
Two storey +	6.5m**	12.0m
c) Garages:	A double garage is permitted to a maximum width of 6m as viewed from the Primary Street subject to: <ul style="list-style-type: none"> i. the garage setback being minimum 0.5m behind the building alignment; ii. a major opening to a habitable room directly facing Slope Way; iii. an entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and iv. no vehicular crossover wider than 4.5m where it meets the street. 	
d) Streetscape/POS Design Provisions:	All dwellings shall provide: <ul style="list-style-type: none"> i. the main entry and a habitable room window fronting and clearly visible from Slope Way; ii. articulated elevations to both the Slope Way and Public Open Space frontages, including variations in roof pitch, blade wall, portico or an alternative architectural feature so to present as a front elevation of the dwelling; iii. a living space window and an outdoor living area (i.e. verandah/alfresco) fronting the POS; and iv. visually permeable fencing to the POS boundary to the specifications and satisfaction of the City. 	

NOTES:

- * For R20/R25 lots: 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.
- ** 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.

LEGEND

- Detailed Area Plan Boundary
- R20 Lots
- R25 Lots
- R30 Lots
- Public Open Space
- - - Access Restriction
- ⊗ Designated Garage Location
- ➔ Primary Dwelling Orientation
- Footpath
- Retaining Wall

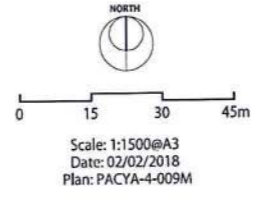
ENDORSEMENT TABLE

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

[Signature]
Manager Approval Services - City of Wanneroo

Date: 02/02/18

DETAILED AREA PLAN No. 10
Lot 9004 on Plan 401271, YANCHEP
for: Peet Ltd.



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