

The provisions addressed below and on the adjacent plan relate to Stages 5 and 7 Yanchep Golf Estate, Yanchep, approved by WAPC reference 143298 and 149239.

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	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	N/A	N/A
c) Laneway rear - (excluding garage)	Nil	N/A	N/A
d) Garage/Carport			
- 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 30m<sup>2</sup>. 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 westernmost boundary, to a maximum height of 3.6m (excluding secondary street boundaries). No averaging is applicable.

**4. 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.
- c) The elevation of the dwelling overlooking the golf course shall also incorporate at least one major opening.
- d) A maximum of 20% of the dwelling facade, including the garage may be set beyond the maximum Primary Street Setback.

**5. VEHICLE ACCESS & GARAGES**

- a) 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) 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
- Footpath
- Retaining Wall
- ← Primary Dwelling Orientation
- ↶ Secondary Dwelling Orientation
- ⊗ Designated Garage Location
- - - - - Access Restriction

**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 \_\_\_\_\_ Date: \_\_\_\_\_  
City of Wanneroo

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 9**  
Yanchep Golf Estate, YANCHEP  
A Peet Project



NORTH

Scale 1:2000 @ A3

0 20 40 60 80 100 metres

COMPILED: CD+P	DRAWN BY: RF
DATE: 10/02/2015	REVISED:
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: PACYA-4-008a	JOB CODE: PACYADAP
FILE ID: M:\PACYA\BASE\DAP\PACYA-4-008a.dgn	

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

