

LEGEND

- D.A.P. No 4 BOUNDARY
- PREFERRED GARAGE LOCATION
- DESIGNATED GARAGE LOCATION
- BUILDING ENVELOPE
- EASEMENT
- STREET LIGHT
- NO VEHICULAR ACCESS PERMITTED
- PERMITTED NIL LOT LINE LOCATION
- GARAGE SETBACK 1.5m FROM SECONDARY STREET
- DWELLING TO BE PREDOMINANTLY TWO STOREY AT THE STREET FRONTAGE (INCLUDING SECONDARY STREET WHERE APPLICABLE)
- NOISE MITIGATION MEASURES INCLUDING 10mm THICK GLASS AND COMMERCIAL STANDARD FRAMES AND SEALS SHALL BE INCLUDED TO ALL WINDOWS/DOORS FACING PORTRUSH WAY

DETAILED AREA PLAN No. 4 - SHEET 1
 LOT 85 ALEXANDRIA VIEW, MINDARIE KEYS
 CITY OF WANNEROO

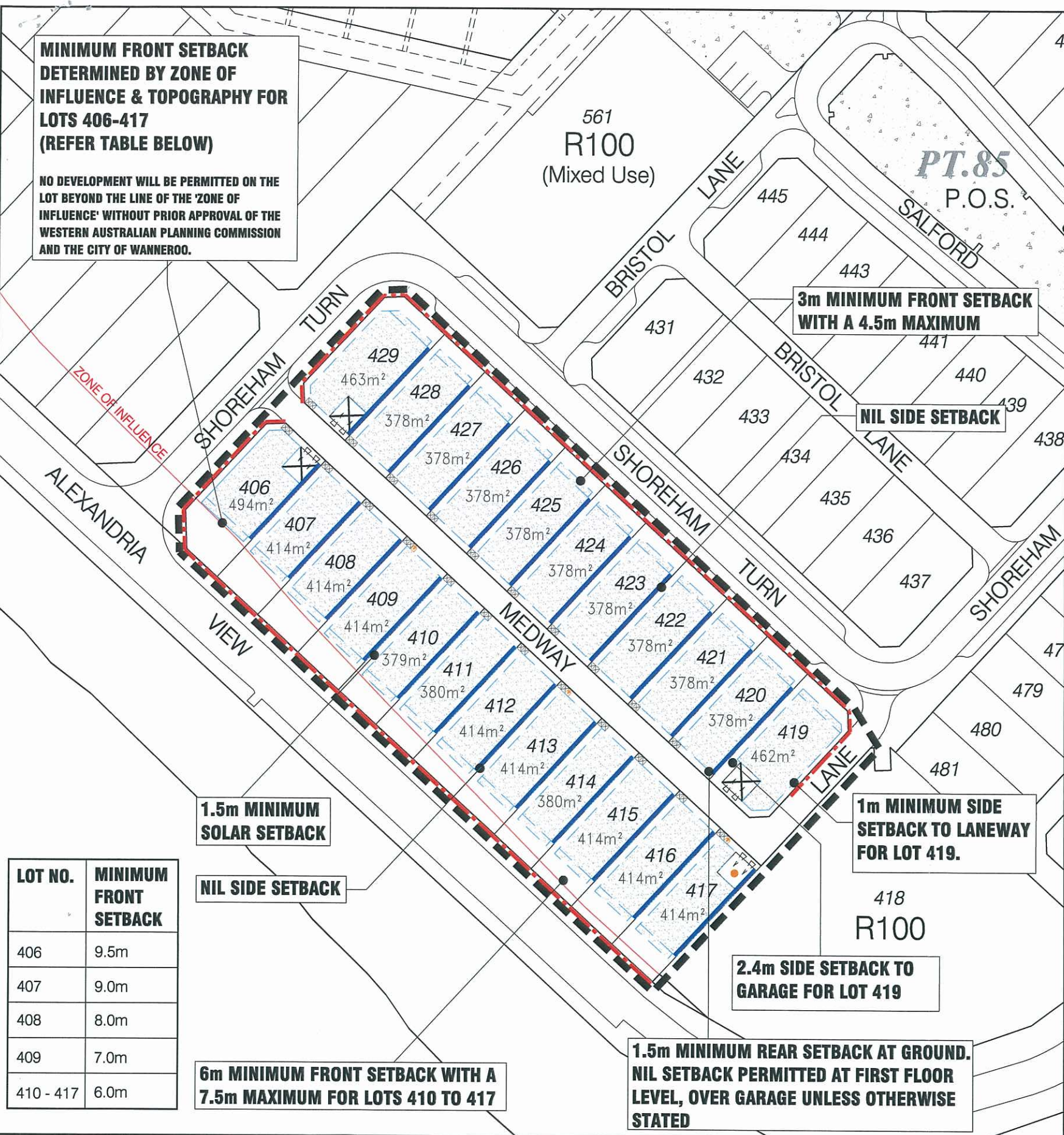
Endorsed by the City of Wanneroo
R. K. K. K.
 Manager, Planning Services
 23/5/16
 Date

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 TOWN PLANNING
 URBAN DESIGN
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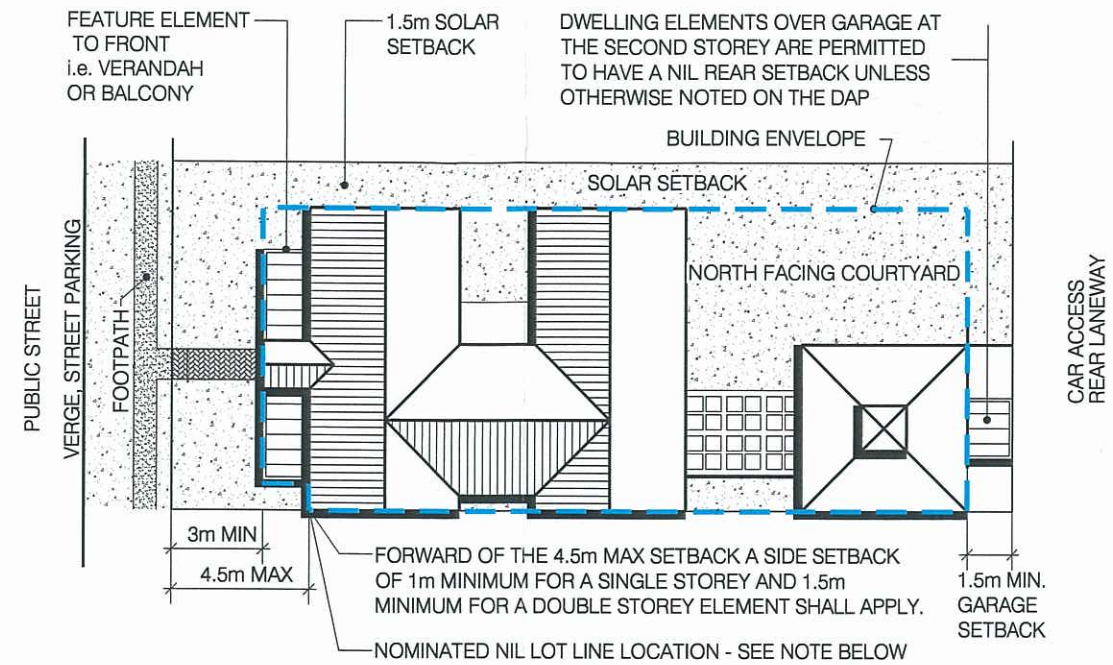
SCALE 1:1 000
 DATE 31.08.05
 COMPILED MUD, MAPS
 REVISED 11.05.06
 PLAN No. 706-111D

MINIMUM FRONT SETBACK DETERMINED BY ZONE OF INFLUENCE & TOPOGRAPHY FOR LOTS 406-417 (REFER TABLE BELOW)

NO DEVELOPMENT WILL BE PERMITTED ON THE LOT BEYOND THE LINE OF THE 'ZONE OF INFLUENCE' WITHOUT PRIOR APPROVAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION AND THE CITY OF WANNEROO.



TYPICAL SITE LAYOUT



*** NOTE - NOMINATED NIL LOT LINE LOCATION:**

A WALL BUILT UP TO THE NOMINATED NIL LOT LINE IS PERMITTED TO BE:

- NOT HIGHER THAN 3.5m WITH AN AVERAGE OF 3m FOR 2/3 THE LENGTH OF THE BALANCE OF THE BOUNDARY BEHIND THE FRONT SETBACK.
- NOT HIGHER THAN 6.5m AND 12m MAXIMUM LENGTH SUBJECT TO DEMONSTRATION THAT THE SHADOW CAST BY THE DEVELOPMENT AT MIDDAY, 21 JUNE ONTO ANY OTHER ADJOINING LOT CODED R30/60 DOES NOT EXCEED 35% OF THE SITE AREA WHERE THE LOT IS LESS THAN 1800sqm, AND DOES NOT EXCEED 50% OF THE SITE AREA WHERE THE LOT IS 1800sqm OR MORE OR IS A LOT CODED R100 (LOT 418).

LEGEND

- D.A.P. No 4 SHEET 2 BOUNDARY
- DESIGNATED GARAGE LOCATION
- NO NIL REAR SETBACK PERMITTED AT FIRST FLOOR LEVEL ABOVE THE GARAGE
- BUILDING ENVELOPE
- STREET LIGHT LOCATION
- EASEMENT
- NO VEHICULAR ACCESS PERMITTED
- PERMITTED NIL SIDE SETBACK LOCATION

DETAILED AREA PLAN No.4 SHEET 2
 LOT 85 ALEXANDRIA VIEW, MINDARIE KEYS
 CITY OF WANNEROO



This Detailed Area Plan has been adopted by Council and signed by the Manager, Planning Services.

[Signature] 27/7/07
 Manager, Planning Services Date

CHAPPELL LAMBERT EVERETT

TOWN PLANNING + URBAN DESIGN

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DATE: 15.11.05
 REVISED: 05.07.07
 SCALE (A3): 1:1000
 DATA: CLE, MAPS
 PLAN No.: 706-112G

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL, SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT ©.