

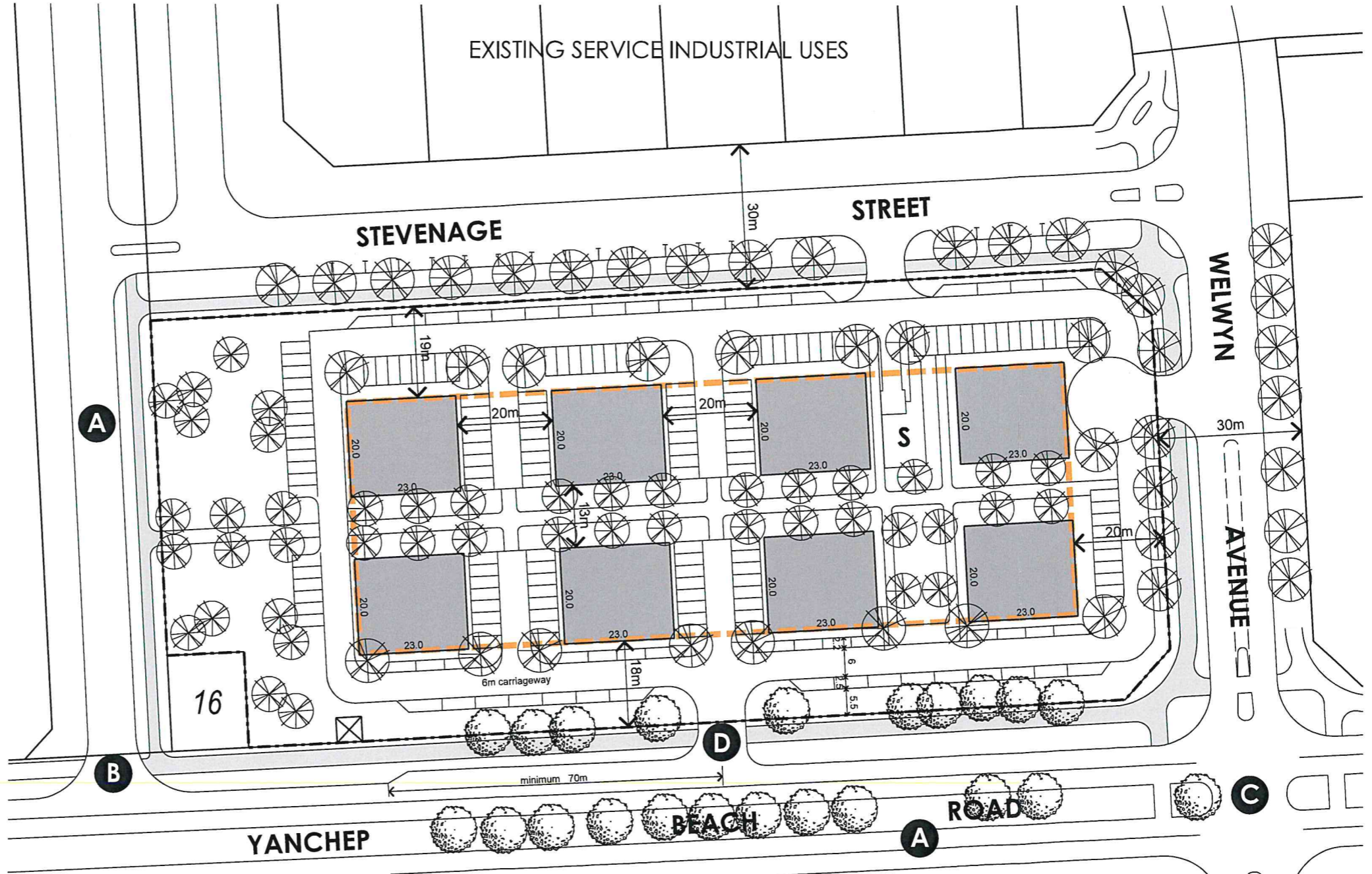
INDICATIVE BUILT FORM
two storey robust building typology with extensive glazing and architectural detailing ensuring visual activation



- NOTES**
- 1 The District Planning Scheme No.2 is varied as per notes 2 - 5. All other requirements of the Town Planning Scheme apply.
 - 2 All buildings shall address adjacent public streets, with doors and windows to provide activation.
 - 3 Building setbacks to be as shown on the Local Development Plan.
 - 4 Any fencing on the subject land to be 60% visually permeable and no more than 1.8m in height.
 - 5 A maximum total building height of 15m is permitted, and two-storey buildings are recommended.
 - 6 Landscaping requirements shall be as per the District Planning Scheme No.2 requirements.

LEGEND

- INDICATIVE BUILDING LAYOUT
- MAXIMUM BUILDING ENVELOPE
- PATHWAYS
- INDICATIVE LANDSCAPING
- EXISTING TREES
- FUTURE CARRIAGEWAY
- FUTURE LEFT IN / LEFT OUT
- FUTURE 4-WAY
- LEFT IN / LEFT OUT WHEN DUAL CARRIAGEWAY
- INDICATIVE SERVICES
- TRANSFORMER SITE
- SUBJECT LAND (1.85ha)



Endorsement Table

The Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2

Authorised Officer:

Date: 20/9/18

Local Development Plan
LOT 608 YANCHEP BEACH ROAD

<p>date: 07/004/008G MW 10/11/2017 PLANNER drawn: MGA 94</p>	<p>designed: checked: BR</p>	<p>scale: 1:1000 (A3) 1:500 (A1)</p>	<p>Taylor Burrell Barnett Town Planning & Design Level 7, 160/51 George Terrace, Perth WA 6000 P: (08) 9226 4274 F: (08) 9222 7879 E: taylor@tblbplanning.com.au</p> <p><small>© COPYRIGHT TAYLOR BURRELL BARNETT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TAYLOR BURRELL BARNETT. ALL RIGHTS AND DAMAGES RESERVED. ALL SUBJECT TO OUR TERMS AND CONDITIONS.</small></p>
--	--	--	--