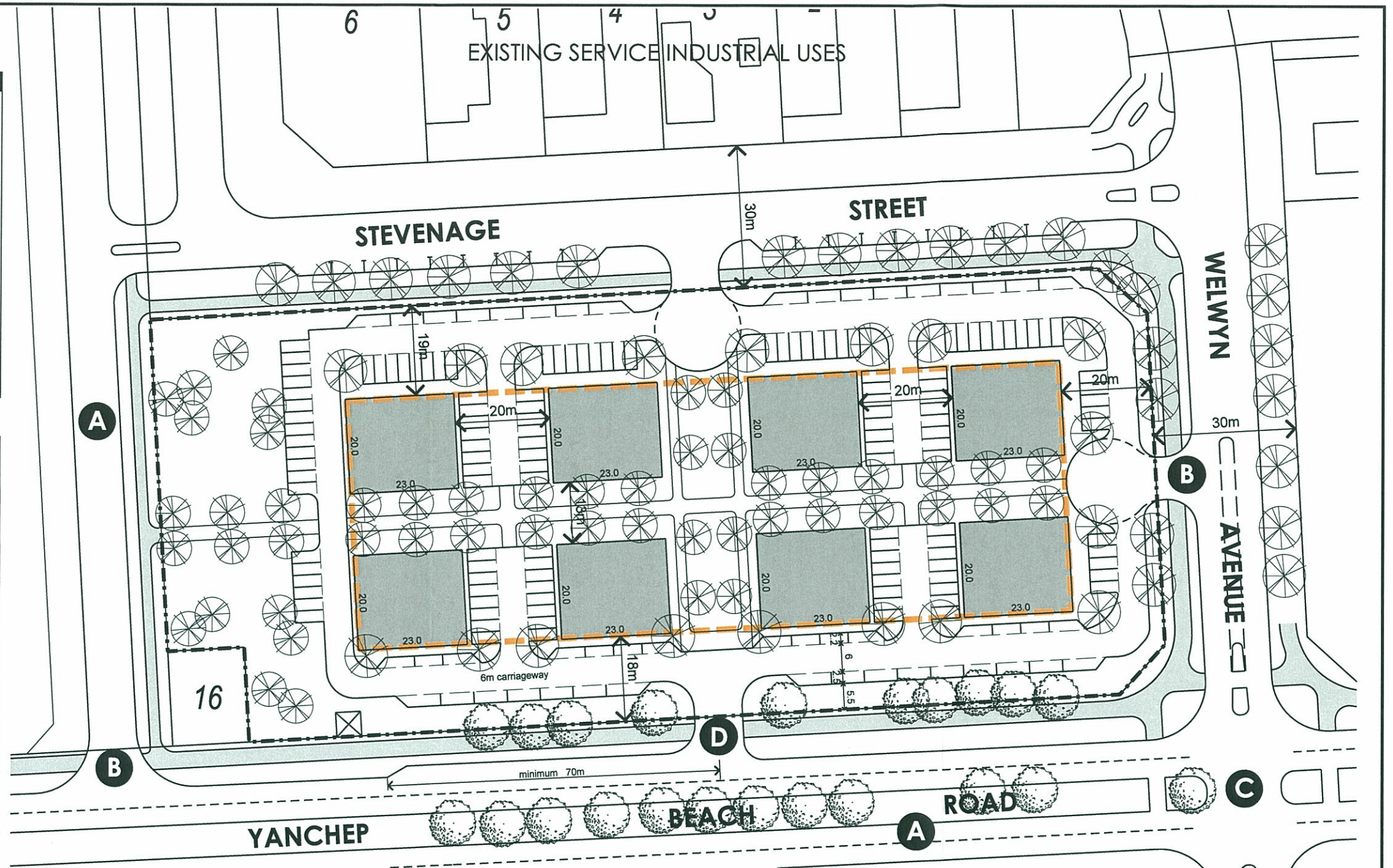


**INDICATIVE BUILT FORM** - two storey robust building typology with extensive glazing and architectural detailing ensuring visual activation



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
	TRANSFORMER SITE
	SUBJECT LAND (1.85ha)



**Endorsement Table**

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

Manager of Planning Services *B. [Signature]*

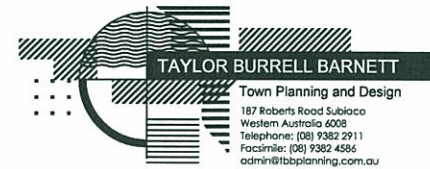
Date 17/12/08

**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 Detailed Area 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.

**Lot 608 Yanchep Beach Road**  
DETAILED AREA PLAN

CLIENT	YANCHEP BEACH JOINT VENTURE (YBJV)	DATE	24/11/2008
PLAN NUMBER	07/004/008F	SCALE	1:1000 @ A3
DESIGNED BY	WHB	PROJECTION	MGA 94
CHECKED BY	WHB	DRAWN BY	TB



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