

Detailed Area Plan Operation:

All lots subject to this DAP are coded R40 under Agreed Structure Plan No. 13 - Mindarie Keys Harbourside Village. The following standards are deemed to meet the relevant Design Principles of the Residential Design 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.

DAP Standards

1. Building Envelope

All buildings shall be contained within the building envelope (on the horizontal and vertical plane) shown in **Figure 2** and **Figure 3** except:

- a) Minor projections such as chimneys and awnings;
- b) Where a flat roof is provided, the building parapet wall height may be increased by 0.5 metres above the prescribed maximum wall height in Section 4;
- c) Floor levels indicated on **Figure 2** and **Figure 3** may vary provided the dwelling does not exceed the applicable building height.

2. Setback Provisions

	Minimum Setback – Lots 61-66	Minimum Setback – Lots 67-72
Front Setback – Carport	3.0 metres	8.0 metres
Front Setback – Garage	4.5 metres	8.0 metres
Front Setback – Dwelling	6.0 metres	6.5 metres
Rear Setback – Ground Level	6.0 metres	6.0 metres
Rear Setback – Above Ground Level	10.5 metres	8.5 metres

3. Buildings on the Boundary

- a) Buildings are permitted to both side boundaries;
- b) Buildings on the boundary are limited to the heights prescribed in Section 4 below;
- c) Otherwise, side boundary setbacks shall be in accordance with the Residential Design Codes.

4. Building Heights

	Lots 61-66 Toulon Circle	Lots 67-72 Anchorage Drive
Maximum wall height (top of the eaves level)	18.75 RL	27.75 RL
Maximum Roof Height	20.20 RL	29.00 RL

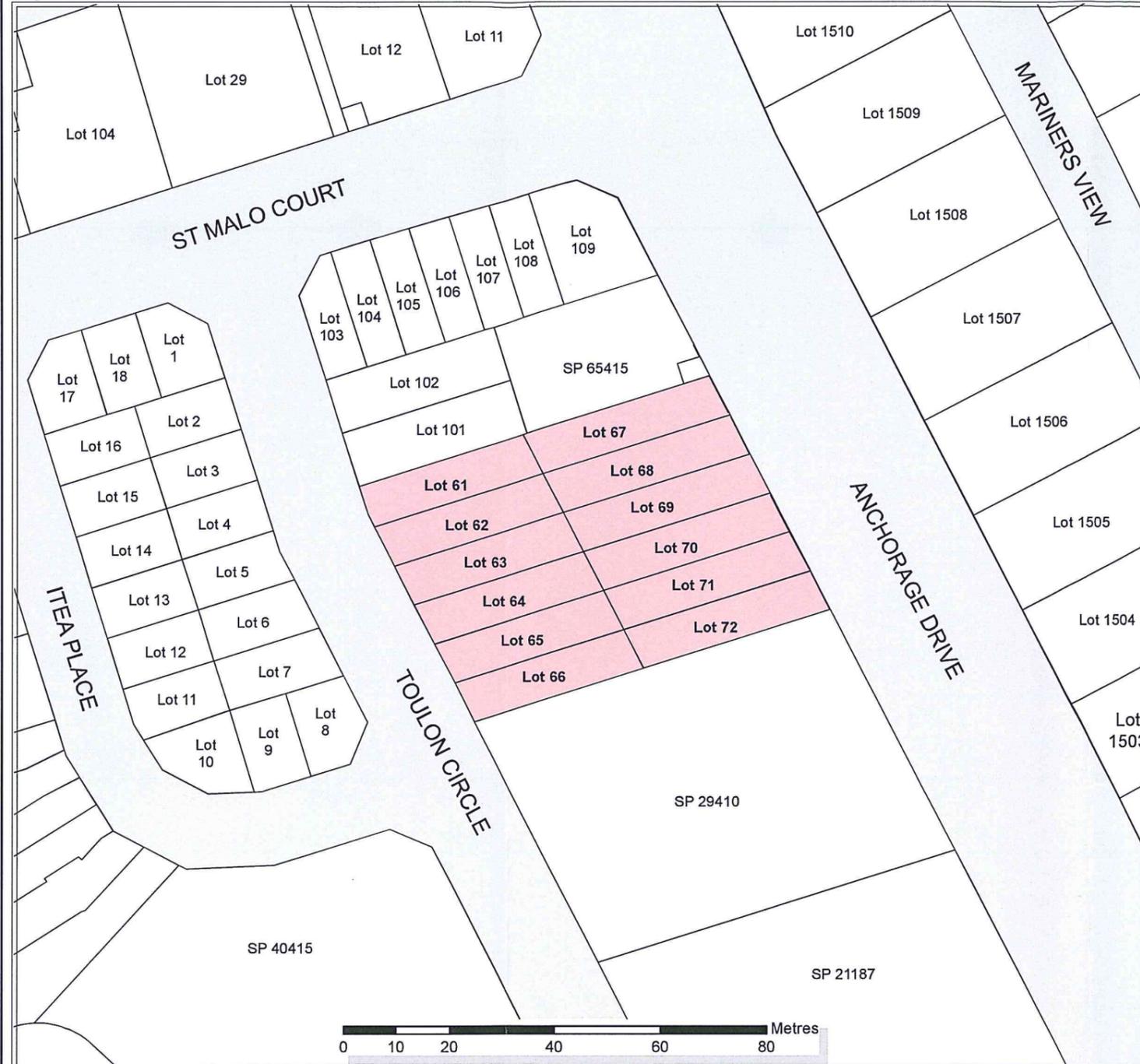
5. Garage Floor Levels

	Lots 61-66 Toulon Circle	Lots 67-72 Anchorage Drive
Garage Level (Approximate)	10.00 RL	17.50 RL

Note. (applicable for Lots 61-66 only)

Any excavation within 6 metres of the rear boundary may affect the stability of the existing retaining wall. Where excavating and new retaining walls are proposed in close proximity to existing retaining walls then the design and execution of such works is to be checked and approved by a certified Structural Engineer to ensure that appropriate safety standards are met and the structural integrity of existing retaining walls is maintained.

Figure 1 - Detailed Area Plan - Lots 61 to 66 Toulon Circle & 67 to 72 Anchorage Drive, MINDARIE



**Detailed Area Plan No. 9
Mindarie Keys Harbourside Village
Lots 61 - 66 Toulon Circle &
67 - 72 Anchorage Drive, MINDARIE**



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

[Signature]
Manager Planning Implementation

13/4/15

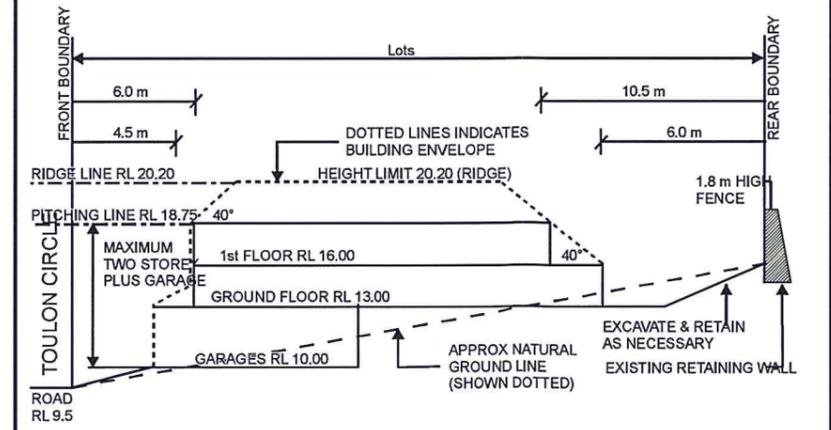
Date



Location Plan



**Figure 2 - Horizontal & Vertical Building Envelope
Lot 61 - 66 Toulon Circle**



**Figure 3 - Horizontal & Vertical Building Envelope
Lot 67 - 72 Anchorage Drive**

