

**NOTES**

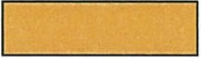



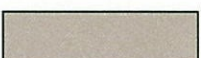


- All development shall comply with the provisions of the "General Industry" zone in District Planning Scheme No. 2 (as amended).
- No driveways/vehicular access ways shall be permitted from Mirrabooka Avenue (future).
- Uniform fencing is to be constructed by the subdivider in accordance with the City's Uniform Fencing - Subdivision policy.
- All structures shall be set back a minimum of 3 metres from Mirrabooka Avenue (future).
- Signage shall only be permitted in the form of wall signage as prescribed in the City's Signs Local Planning Policy. Signage shall only advertise services or products associated with those available on the lot. Signage shall not exceed 8 square metres in aggregate area per 20m of lot frontage. Signage shall not extend laterally beyond either end of the wall or protrude above the top of the wall. Signage shall be comprised of non-reflective material and be of a colour which does not adversely impact on the amenity of nearby residential properties.
- Any artificial lighting projecting towards Mirrabooka Avenue (future) shall not project beyond the horizontal plane and shall not cause light overspill onto nearby residential properties.
- The façade of any future development fronting Mirrabooka Avenue (future) is to be of a high standard of architectural design and incorporate horizontal and vertical articulation.
- The façade of any future development fronting Mirrabooka Avenue (future) is to be constructed of materials which do not adversely impact on the amenity or streetscape of the area.




# DETAILED AREA PLAN

Lot 9503 Furniss Road  
LANDSDALE

## LEGEND

-  BUILDING ENVELOPE
-  POS/DRAINAGE
-  DAP APPLICATION BOUNDARY
-  UNIFORM FENCING
-  LANDSCAPING/ CAR PARKING
-  BUILDING ORIENTATION
-  LANDSCAPING

ENDORSED BY...

  
Manager Planning Services  
16 January 2009  
Date



Linc Property : CLIENT  
1:1,250@A3 : SCALE  
14 February 2009 : DATE  
3152-4-001e.dgn : PLAN No  
e : REVISION  
R.S : PLANNER  
M.H : DRAWN

Base data supplied by Landgate

Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations. All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

The concepts presented in this plan remain the © copyright of RPS Koltasz Smith. No copies in whole or in part may be made without RPS Koltasz Smith's permission.

