



**OCEAN LAGOON
DETAILED AREA PLAN - DEVELOPMENT REQUIREMENTS**

SPECIAL USE LOT (LOT 21)

1. Roof mounted mechanical equipment, if required, shall be screened from view by the roof form, parapet walls, or other measures that are compatible with the design.
2. Bin and material storage areas, service areas, services such as air-conditioners, compressors and other machinery shall be screened from view from streets and adjoining residential lots and shall be fully self contained within each lot.
3. Access to Lot 21 shall only be permitted from Blenny Green.
4. Signage should be simple in format, integrated with the building form and be appropriate to the scale of the street and adjacent buildings. Separate planning approval is required for any signage not included as part of the original submission.
5. Development shall be a maximum of one storey in height.
6. Cantilevered verandahs shall be 2 metres in width and shall have a minimum ground clearance of 2.75m
7. Buildings should be appropriately lit to ensure safe use after hours, while minimising light spill to adjoining residential lots.

RESIDENTIAL LOTS (LOTS 22, 23, 24)

1. Buildings shall be a maximum of one storey in height

General Provisions

"The provisions of this Detailed Area Plan (DAP) shall be read in conjunction with the requirements of the Residential Design Codes (R Codes). The requirements of the R Codes and the District Planning Scheme No.2 shall be satisfied in all other matters to the satisfaction of the City of Wanneroo."

RESIDENTIAL LOTS

SPECIAL USE LOTS



LOCATION PLAN



DETAILED AREA PLAN

OCEAN LAGOON, YANCHEP
CITY OF WANNEROO

Endorsed by the City of Wanneroo

Chief Executive Officer

1.2.10
Date:



DISCLAIMER: AREA SUBJECT TO APPLICATION, CARBONWAYS DIAGRAMMATIC ONLY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FURTHER SURVEY, ENGINEERING AND DETAIL DESIGN.
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