

1.0m minimum side setback for Lot 549

For Lots 548 & 549 the rear building setback permitted at ground level will follow the Zone of Influence (ZOI)

1.0m-1.5m minimum side setback for elements forward of the maximum building setback line applicable to Lots 541-549 (refer to Typical Figure 1)

Building front setback line (located and dimensioned as per deposited plan 58927)

Marina

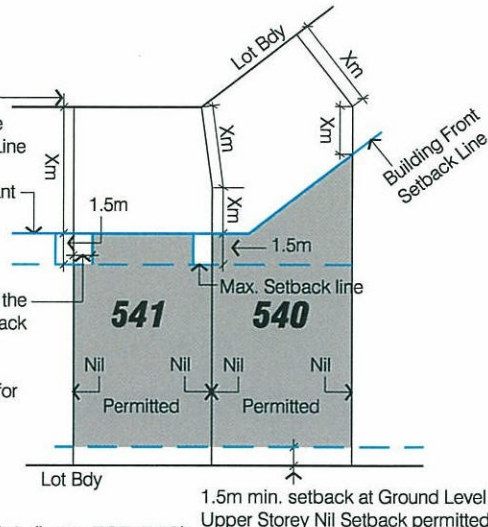
Zone of Influence/Building Front Setback Line

- For marina lots - cantilevered structures, such as balconies, without ground based supports are possible forward of the Building Front Setback line. Landscape structures may be possible subject to advice from a certified structural engineer
- For ocean lots - Cantilevered structures, such as balconies, without ground based supports are possible forward of the ZOI. Landscape structures may be possible subject to advice from a certified structural engineer.

Dimensions from lot boundary to Building Front Setback Line.

Structures forward of the Building Front Setback Line shall require statutory approval from the relevant authorities.

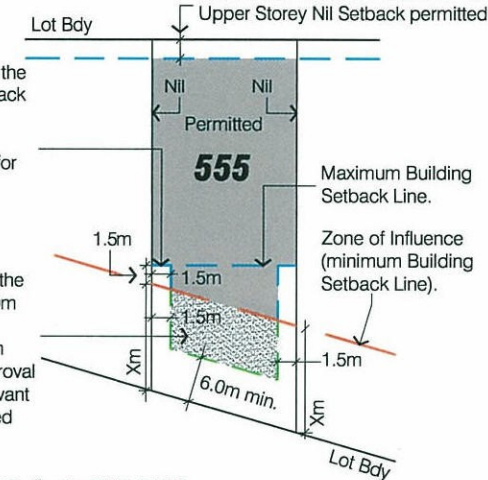
For elements forward of the maximum Building Setback Line - 1.0m min. side setback for a 1-storey element and 1.5m min. for upper storey elements.



TYPICAL FIGURE 1 (Lots 537-549)

1.5m min. setback at Ground Level Upper Storey Nil Setback permitted.

For elements forward of the maximum Building Setback Line - 1.0m min. side setback for a 1-storey element and 1.5m min. for upper storey elements.



TYPICAL FIGURE 2 (Lots 552-560)

	D.A.P. No 6 Boundary		Footbridge
	Building Envelope		Sewer Easement (3m Wide)
	Landscape Zone Affected by ZOI		No Vehicular Access Permitted
	Building Front Setback Line		Street Light Location
	Maximum Building Setback Line		Service Easement
	Maximum Building Setback Line in ZOI area		Designated Vehicle Entry
	Zone of Influence (ZOI)		Distance from Front Boundary to Zone of Influence (ZOI)
			Distance from Front Boundary to Building Front Setback Line

LEGEND

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

Manager, Planning Services  
30/9/08  
Date

For lots 548 and 549 and lots 552-560 no development will be permitted within the ZOI without the prior approval of the Western Australian Planning Commission and the City of Wanneroo

1.5m minimum side setback for Lot 552 to adjoining carpark

INDIAN OCEAN

1.5m minimum rear setback at ground. Nil setback permitted at upper storeys

Maximum building setback line shall be determined in accordance with Typical Figure 2

Minimum building setbacks for Lots 552 - 560 are determined by the ZOI. (ZOI Located and dimensioned as per Deposited Plan 58927)

1.0m-1.5m minimum side setback for elements forward of the maximum building setback line applicable to Lots 552-560 (refer Typical Figure 2)

1.0m minimum side setback for any portion of dwelling on Lot 537 above ground level only

1.0m minimum side setback for Lot 560

DETAILED AREA PLAN No. 6  
LOTS 552-560 & LOT 549 ALEXANDRIA VIEW &  
LOTS 537-548 SOUTHAMPTON LANE, MINDARIE KEYS  
CITY OF WANNEROO



CHAPPELL  
LAMBERT  
EVERETT

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DATE: 14.09.06  
REVISED: 07.08.08  
SCALE (A3): 1:1000  
DATA: CLE, MAPS  
PLAN No.: 706-122n

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