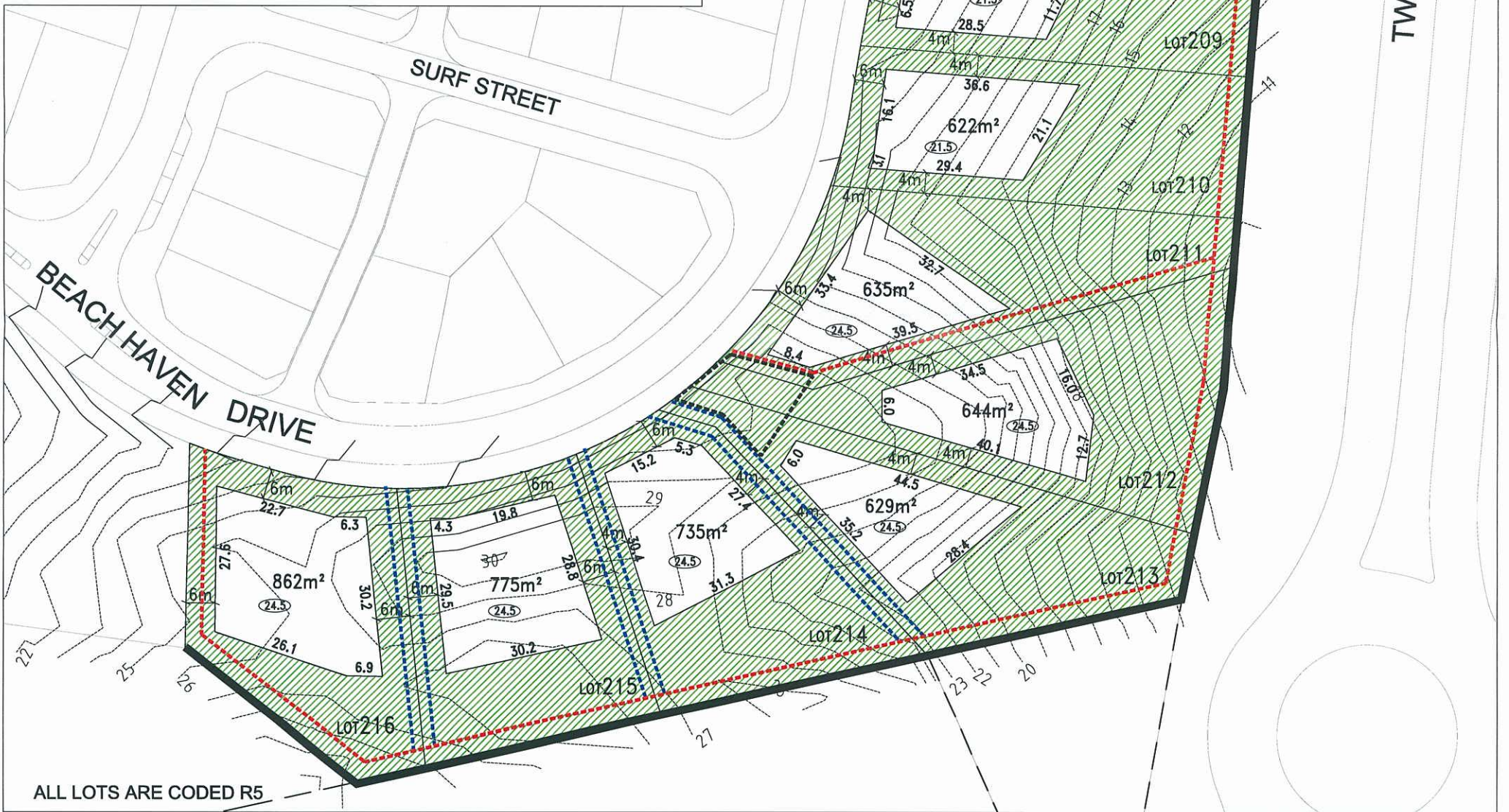


LOCATION PLAN

1:10 000



ALL LOTS ARE CODED R5

LEGEND

- NO VEHICULAR ACCESS
- ▨ NATIVE VEGETATION TO BE RETAINED
- (24.5) MINIMUM REQUIRED FLOOR LEVEL FOR WET AREAS
- (21.5) MINIMUM REQUIRED FLOOR LEVEL FOR WET AREAS
- 3M FIREBREAK
- 4M FIREBREAK
- CLEARED ACCESS

PROVISIONS

The provisions of this Detailed Area Plan (DAP) should be read in conjunction with the requirements of the Residential Design Codes (R-Codes). The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

Access

1. Vehicular access to lots shall not be permitted from street frontages identified with 'no vehicular access'.
2. Vehicular drive ways shall be constructed to a maximum width of 4m.

Vegetation

1. Native vegetation is only permitted to be cleared outside the designated envelope for the construction of a vehicular driveway and firebreaks where required.

Built Form / Development

1. All built form and manicured gardens shall be contained within the specified envelope (including paving, sheds and swimming pools.)
2. Where envelopes exceed 650sqm the total area of land to be developed (ie: all built form and private open space) shall not exceed 650sqm of the designated envelope area.
3. The 650sqm developable area can be located in one or a combination of smaller areas within the designated envelope area.
4. The remainder of the designated envelope area shall be retained and maintained as native vegetation.
5. All boundary fencing must be constructed and maintained as post and wire fencing.
6. Outbuildings (sheds, garages, etc) of greater than 20sqm in size shall be constructed in the same material and colour as the main dwelling. Outbuildings of less than 20sqm may be constructed of materials compatible to the house.
7. "Minimum required floor level for wet areas" relates to the level required in order to connect the domestic sewer to the reticulated gravity sewer located in Beachhaven Dve. Development below this level is permitted, subject to satisfying all other aspects relating to the Detailed Area Plan, however these floor(s) cannot contain wet areas such as toilets, showers, laundry, bathrooms etc. The cost of any fill and associated works that are required to connect the domestic sewer to the reticulated gravity sewer in Beachhaven Drive is the responsibility of the purchaser.

Site Levels (Lots 208 - 216 only)

1. Dwellings on Lots 208 - 216 as depicted on this Detailed Area Plan may incorporate pole construction or retaining walls to address the sloping conditions of these sites.
2. The height of the poles or retaining walls when measured between the ground floor Finished Floor Level (FFL) of the dwelling and the lowest point of the natural ground level directly below the dwelling shall not be more than 3m.
3. The finished floor level (FFL) of the ground floor of dwellings shall not be elevated above the highest natural ground contour within the building envelope.
4. Notwithstanding the height provisions of the R-Codes, the maximum building heights specified in Table 3 of Section 3.7.1 of the R-Codes shall be measured from the ground floor FFL.
5. Notwithstanding the boundary setback provisions in the R-Codes, the boundary setbacks specified in Section 3.8.1 of the R-Codes shall only apply if the cone of vision from major openings overlooks part of the designated building envelope of a neighbouring property and shall not apply if the cone of vision from major openings only overlooks part of a neighbouring property outside the designated building envelope.

THE PROVISIONS OF THE DAP AS SHOWN HERE HAVE BEEN ADOPTED BY COUNCIL AND SIGNED BY THE MANAGER OF PLANNING.

[Signature]
 Manager of Planning Services

10/5/07
 Date

DETAILED AREA PLAN - LINDSAY BEACH 08
BEACHHAVEN DRIVE - LINDSAY BEACH
CAPRICORN, YANCHEP - CITY OF WANNEROO

robertsday

scale: 1:1000 @A3
 drawn: LJ
 checked: GR
 approved: MW
 date: 10.4.07
 client: CAPRICORN VILLAGE JV
 town planners + design