



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

[Signature]
 Manager of Planning Implementation

16 May 2012
 Date

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.

Setbacks
 1. Buildings setback from boundaries shall be in accordance with building envelopes specified on the DAP

Open Space
 1. The minimum open space requirement for R10 coded lots in the R-Codes shall apply to all lots subject of this DAP

Carparking
 1. A visitor carparking space shall be provided on each of Lots 217 - 221 (inclusive), in addition to the on-site parking requirements specified in the R-Codes.

Maximum Pad Level
 1. To protect the views of surrounding lots, the maximum pad level for dwellings shall be as depicted on this DAP.

Building Height
 1. To ensure the views of surrounding lots are protected, dwellings constructed on lots 219 and 220 shall be restricted to single storey. Lot 220 may include a second storey outside the area restricted to single storey development, as depicted on the DAP.
 2. For Lots 217-220 (inclusive) the maximum height of:
 - A single storey dwelling shall be 5m from finished pad level to roof ridge; and
 - A two storey dwelling shall be 8m from finished pad level to roof ridge.

Vegetation
 1. Native vegetation is not permitted to be cleared in the exclusion zone, unless for the construction of firebreaks as shown on the DAP.

LEGEND

- NO VEHICULAR ACCESS
- EXCLUSION ZONE
- NATIVE VEGETATION TO BE RETAINED
- BUILDING ENVELOPE (MINIMUM SETBACKS AS SHOWN)
- (24.5) MAXIMUM BUILDING PAD LEVEL
- DWELLING RESTRICTED TO SINGLE STOREY ONLY
- DESIGNATED BIN PAD LOCATION
- RETAINING WALL
- BUILDING ORIENTATION
- ▨ 2m FIREBREAK
- ▨ STRATEGIC FIREBREAK - 4m EMERGENCY ACCESS



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CapricornVillage
 GROUP DEVELOPER

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
L	SETBACK MODS	120503	MS	AC
K	PROVISION MODS	120312	SJ	AC
J	PROVISION MODS, SETBACKS	111213	MS	AC
I	PROVISION MODS, EXCLUSION ZONE	111212	SJ	AC
H	PROVISION MODS, BUILDING ORIENT.	111207	SJ	AC
G	PROVISION MODS, REMOVE FENCING	111206	SJ	AC
F	TEXTUAL MODIFICATIONS	111130	SJ	AC
E	DAP MODIFICATIONS	110923	MS	AC
D	DAP MODIFICATIONS	110902	MS	AC

CLIENT: CAPRICORN VILLAGE JV
 PROJECT: LINDSAY BEACH
 PRELIMINARY

DETAILED AREA PLAN - LINDSAY BEACH 09 (Stage 03W)
 Lindsay Beach Boulevard and Seaside Avenue
 Capricorn, Yanhep

SCALE 1:1000
 SHEET A3
 REFERENCE NUMBER: TOK STR
 DRAWING NUMBER: UD1 001
 ISSUE: L