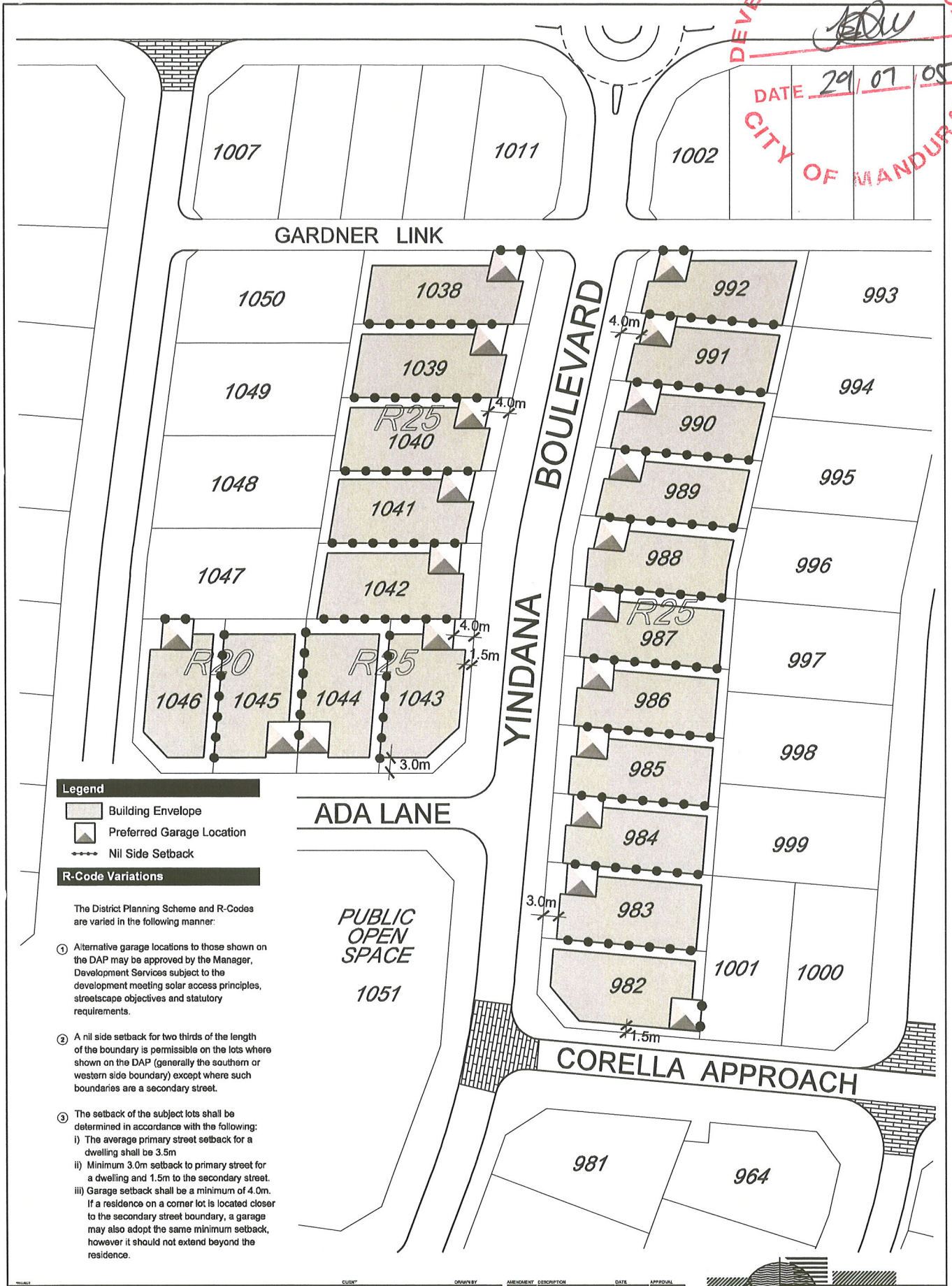


DEVELOPMENT SERVICES
APPROVED

DATE 29/07/05

CITY OF MANDURAH

BDW



Legend

- Building Envelope
- Preferred Garage Location
- Nil Side Setback

R-Code Variations

The District Planning Scheme and R-Codes are varied in the following manner:

- ① Alternative garage locations to those shown on the DAP may be approved by the Manager, Development Services subject to the development meeting solar access principles, streetscape objectives and statutory requirements.
- ② A nil side setback for two thirds of the length of the boundary is permissible on the lots where shown on the DAP (generally the southern or western side boundary) except where such boundaries are a secondary street.
- ③ The setback of the subject lots shall be determined in accordance with the following:
 - i) The average primary street setback for a dwelling shall be 3.5m
 - ii) Minimum 3.0m setback to primary street for a dwelling and 1.5m to the secondary street.
 - iii) Garage setback shall be a minimum of 4.0m. If a residence on a corner lot is located closer to the secondary street boundary, a garage may also adopt the same minimum setback, however it should not extend beyond the residence.

LAKELANDS
 LOTS 992-982, 1038-1042, 1043 & 1046
 YINDANA BOULEVARD
 DETAILED AREA PLAN (DAP)

CLIENT	DRAWN BY	AMENDMENT DESCRIPTION	DATE	APPROVAL
PEET MANDURAH	M.E.			
DATE	D.P. NUMBER	SCALE		
10 JUNE 2005	93/079/111	1:1000		



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