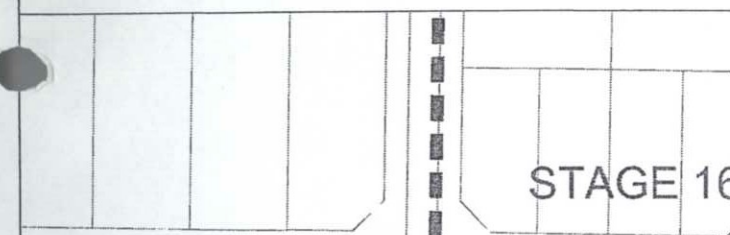
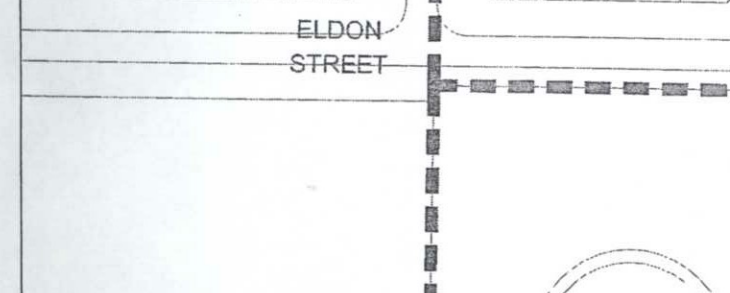


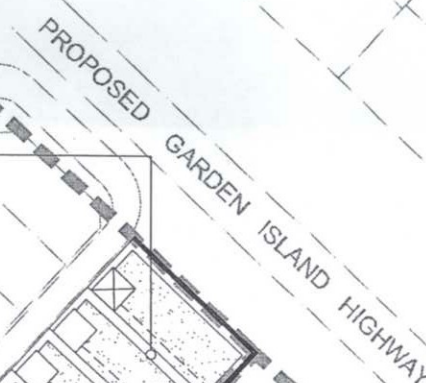
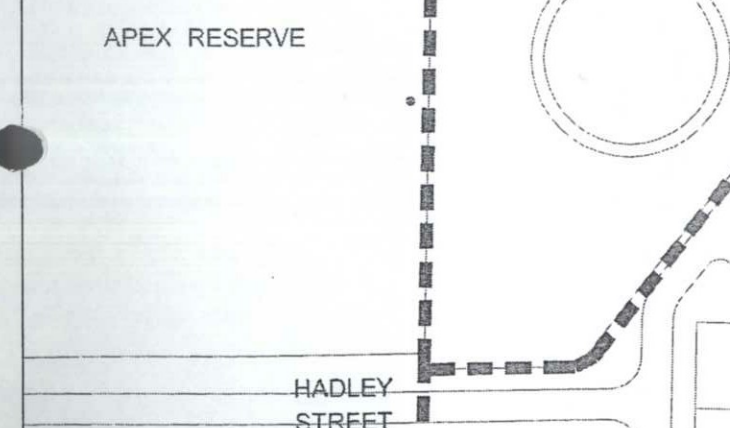
LOCATION PLAN



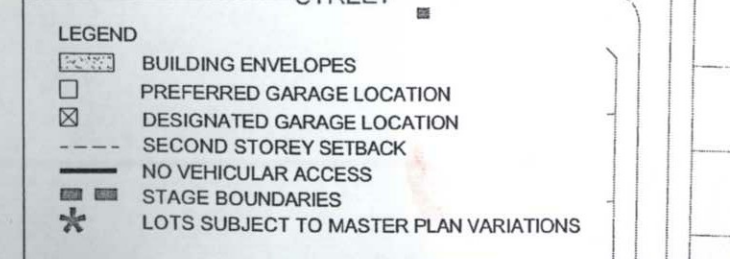
STAGE 16



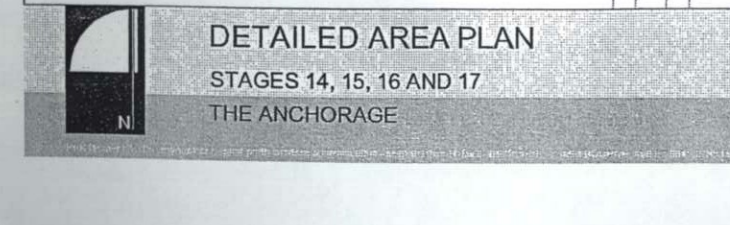
P.O.S.



STAGE 17



STAGE 15



STAGE 14

- LEGEND**
- BUILDING ENVELOPES
 - PREFERRED GARAGE LOCATION
 - DESIGNATED GARAGE LOCATION
 - SECOND STOREY SETBACK
 - NO VEHICULAR ACCESS
 - STAGE BOUNDARIES
 - LOTS SUBJECT TO MASTER PLAN VARIATIONS

DETAILED AREA PLAN

STAGES 14, 15, 16 AND 17

THE ANCHORAGE

1.5m MINIMUM REAR SETBACK.

ZERO SETBACK TO WESTERN BOUNDARY AS PER CLAUSE 3.3.2 A2 iii OF THE 2002 R-CODES.

1.5m MINIMUM FRONT SETBACK WITH A 4.5m MAXIMUM SETBACK.

1.0m MINIMUM REAR SETBACK TO GARAGE.

2.0m MINIMUM SOLAR SETBACK.

1.8m MINIMUM SECOND STOREY SETBACK.

ZERO SETBACK TO SOUTHERN BOUNDARY AS PER CLAUSE 3.3.2 A2 iii OF THE 2002 R-CODES.

1.5m MINIMUM FRONT SETBACK WITH A 4.5m MAXIMUM SETBACK.

1.8m MINIMUM SECOND STOREY SETBACK.

2.0m MINIMUM SOLAR SETBACK.

1.0m MINIMUM REAR SETBACK TO GARAGE.

1.5m MINIMUM REAR SETBACK.

1.8m MINIMUM SECOND STOREY SETBACK.

2.0m MINIMUM SOLAR SETBACK.

1.0m MINIMUM REAR SETBACK TO GARAGE.

1.5m MINIMUM FRONT SETBACK WITH A 4.5m MAXIMUM SETBACK.

1.5m MINIMUM REAR SETBACK.

ZERO SETBACK TO WESTERN BOUNDARY AS PER CLAUSE 3.3.2 A2 iii OF THE 2002 R-CODES.

15m ROAD RESERVE

6m LANE WAY

The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

1. All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
5. Density Coding is as depicted on the Detailed Area Plan.
6. An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
7. A ten percent (10%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted for single storey dwellings. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Codes.
8. A nil setback is permissible on the lots where shown on the DAP (generally the western or southern boundaries as indicated). Side setbacks for lots coded R30 or higher may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3m average and 3.5m maximum height.
9. A 2m solar setback applies, as shown on the DAP, generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained.
10. A 1.8m minimum second storey setback applies as indicated on the DAP. Variations to this provision may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles and streetscape objectives.
11. The front setback of all dwellings shall be determined in accordance with the following:
 - i) The minimum primary street setback shall be 1.5m
 - ii) The maximum setback of a wall addressing the primary street shall be 4.5m
12. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
13. Fences shall not be located within 0.5m of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.
14. Rear garage setbacks minimum shall be 1.0m with no protrusion of both eaves and gutters into setback.
15. All dwellings to address the primary street.
16. Fences and walls located within the primary street alignment and the dwelling shall be a maximum of 1.0m in height and shall be constructed of either solid masonry, painted timber picket, or a combination of powdercoated pool fencing and masonry. Variations to this requirement may be approved by the Manager, Statutory Planning.
17. A 1.5m minimum rear building setback is required unless the Residential Design Codes specify a greater setback.
18. The lots indicated with an asterisk on the DAP are varied in accordance with the following Master Plan(s) signed by the Manager, Statutory Planning:
 - Stage 14 Master Plan dated 30.06.05
 - Stage 15 Master Plan dated 13.04.06
 - Stage 16 Master Plan dated
 - Stage 17 Master Plan dated
 Any subsequent alterations or additions to dwellings constructed under the Master Plan(s) are to comply with Clauses 1 - 17 of the DAP.
19. This DAP supersedes the DAP dated 30 June 2005.

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

Manager, Statutory Planning Date 13.04.06

AUSTRALAND

45035
45036

scale: 1:1000 @ A2
drawn: ES
checked: CE
approved: CE
date: 24.03.06
client: AUSTRALAND

roberts day

town planning + design

dwg no: AST ROC DAP 08 rev D

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