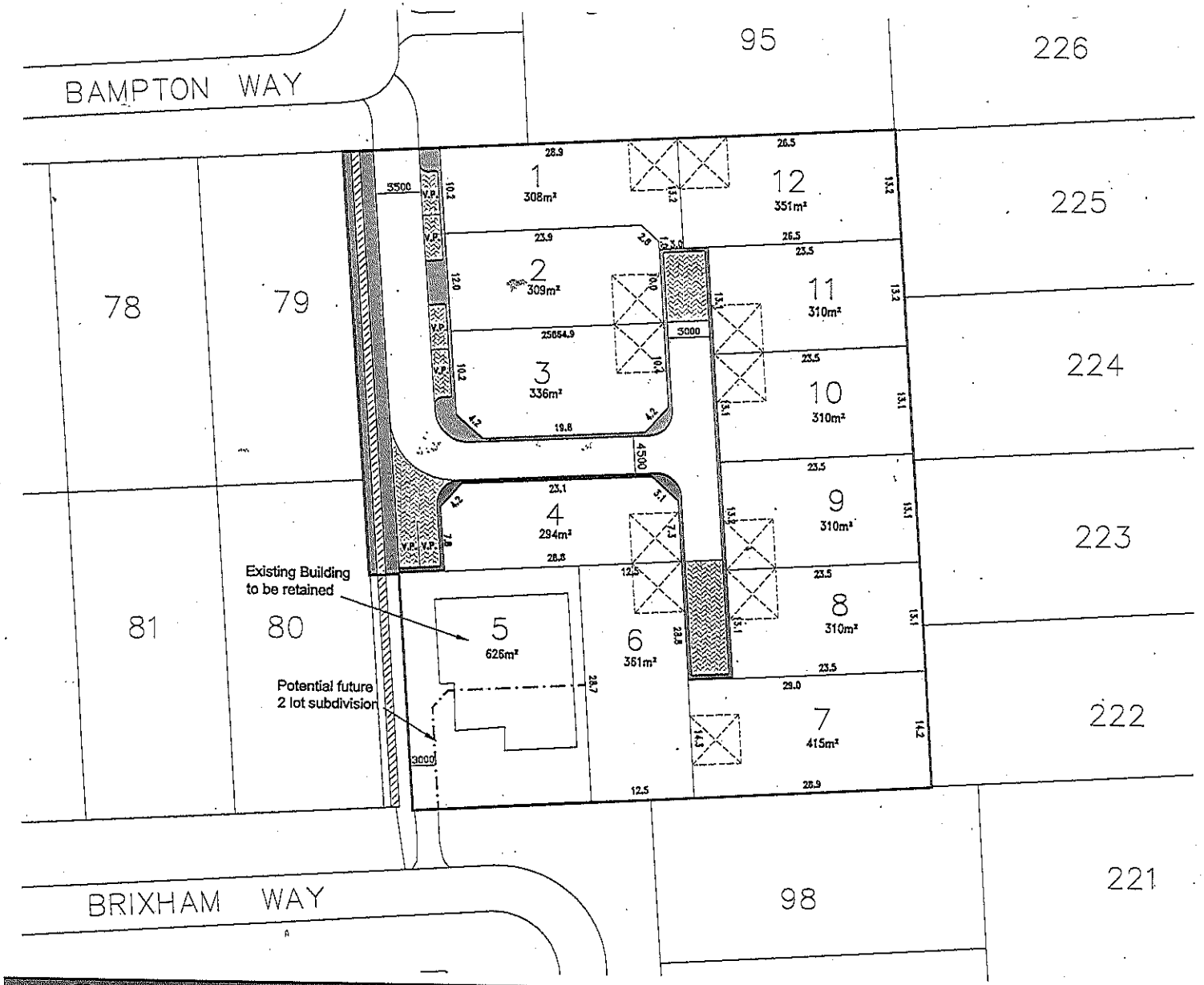

DEVELOPMENT REQUIREMENTS

Town Planning Scheme No.2 and the Residential Design Codes are varied as follows:

1. *The R-Code is R30.*
2. *Bollards must be installed to prevent vehicle access between the driveway and the PAW. No fencing to the PAW is permitted except for fencing to Lot 5 where the pre-existing dwelling is retained.*
3. *The major entry (front door) to dwellings on Lots 1-4 must be to the western side of the dwelling, and the major entry of the dwelling on Lot 6 to the eastern side of the dwelling.*
4. *Lots 7-12 must comply with table 3 of the Residential Design Codes for category A area buildings.*
5. *Development on Lots 1, 7 and 12 being designed to allow vehicles on these lots to enter the driveway in forward gear.*
6. *Site levels being generally consistent with adjoining properties.*
7. *Alternative garage locations to those shown on the Plan my be approved by the Manager, Building Services.*
8. *Outdoor living areas being located on the northern side of the dwelling, or in an alternative location subject to the design achieving solar orientation.*
9. *Front fencing to the western boundary of Lots 1, 2, 3, 4 and the future subdivision of Lot 5 being not higher than 0.75 m.*

LEGEND

	Indicative Garage Location
	Paved Area
V.P.	Visitors Parking (6 parking bays)
	Subject Area

DETAILED AREA PLAN

LOT 96 & 97, BRIXHAM WAY
WARNBRO
CITY OF ROCKINGHAM

This Detailed Area Plan has been approved by the Manager, Statutory Planning

Manager, Statutory Planning — Date: 2/10/09

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