

**Detailed Area Plan  
Kennedy Park - Stage 6**

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

- 1) The requirements of the Residential Design Codes are varied as shown on the DAP.
- 2) The requirements of the Residential Design Codes and the Town Planning Scheme shall be satisfied in all other matters.
- 3) Consultation with adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
- 4) The Residential Density Code which applies to these lots is R20.
- 5) With the exception of lots 672 & 675 which have designated garage locations, 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.
- 6) Garages shall be located a minimum of 1 metre from the rear lot boundary with no protrusion of both eaves and gutters into the setback.
- 7) It is mandatory for all allotments with laneway access to locate garages at the rear with access via the laneway.
- 8) The front elevation of all dwellings shall be oriented to address the public open space and not the laneway.
- 9) This DAP supercedes the DAP dated 6th June 2003.



**Public Open Space**

**BORDEAUX**

**LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED**

This Local Development Plan expired on 19 October 2025 pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

All vehicle access via Leros Lane.

Open Style Fencing erected by Vendor.

Side setbacks in accordance with the Residential Design Codes.

Minimum 1m garage setback.

**ACHIEVER**

**AVENUE**

**LEGEND**

- ← Primary Dwelling Orientation
- ⊠ Designated Garage Location
- Preferred Garage Location
- Open Style Fencing

This Detailed Area Plan has been adopted by Council and signed by the Manager Statutory Planning:

Manager Statutory Planning

Date

19/9/05

**DETAILED AREA PLAN**

**Lots 672-675**

**Stage 6 - KENNEDY PARK**



Stockland



TOWN PLANNING  
DESIGN ROOM

35748.