

**NOTES**

- 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 Town Planning Scheme shall be satisfied in all other matters.
  3. Consultation with the adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
  4. Density Coding is as depicted on the Detailed Area Plan.
  5. 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.
  6. 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.
    - iii) Garages to be setback in accordance with the requirements of the Residential Design Codes. Variations to these provisions may be approved by the Manager, Statutory Planning for corner lots, subject to the design meeting solar orientation and streetscape objectives.

This Detailed Area Plan has been approved by  
The Manager Statutory Planning

*[Signature]*  
Manager Statutory Planning

24/8/05  
Date

Disclaimer  
This plan has been prepared to accompany a submission by Marchese Investments Pty. Ltd. And should not be used for any other purpose. The dimensions, areas and lot numbers are subject to survey and also to the requirements of the Local Authority and any other authorities which may have requirements under any relevant legislation.

Detailed Area Plan  
Lots 37 - 45 incl. & Lots 47 - 64 incl.  
Kumarina Drive  
Secret Harbour

**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.

**GIUDICE SURVEYS**

ESTABLISHED 1972  
Licensed Surveyors, Strata Consultants, Engineering and Construction Surveys

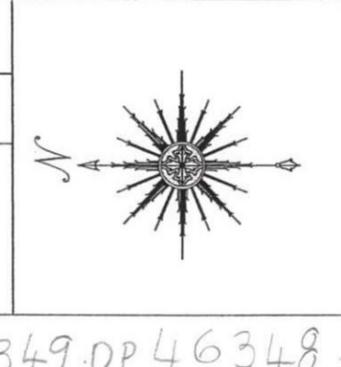
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Client: Marchese Investments

Date: 19th August 2005      Ref: 87/04

10      0      10      20      30  
ALL DISTANCES ARE IN METRES



DP 46349.DP.46348