

DETAILED AREA PLAN - R CODE VARIATIONS

DESIGN ELEMENTS
 The following matters apply, where required, in the design and construction of a residence or outbuildings on Lots 410 - 421 Camden Boulevard.

- All dwellings and garages must be constructed within the nominated building envelopes.
- Dwellings on Lots 410, 416, 418 & 421 must address Stirling Bend, Adromeda Link & Majorelle Parkway respectively, with at least one window in addition to fronting Camden Boulevard.
- All second storey development must be located in the front half of the lot within 15 metres of the front boundary.

R-CODING
 The Residential Density Code which applies to this land is R25.

R-CODE VARIATIONS
 The Town Planning Scheme and R-Codes are varied as shown on this Detailed Area Plan. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.

SETBACKS
 Setbacks for the construction of improvements upon the land will not be other than in accordance with the following:

Front: 2 metre minimum front setback.
 3 metre average front setback.

Laneway: 1.0 metre minimum dwelling setback.
 0.5 metre minimum garage setback.

Side: 1.5 metre minimum from the north-eastern boundary of Lots 411 - 414 & 417 - 420.
 A portion of the dwelling may have a parapet wall on the south-west side boundary of Lots 410 - 414 & 416 - 420 and the north-east side boundary of Lots 415 & 421, developed in accordance with the R-Codes.
 Second storey setbacks are to be in accordance with the R-Codes, subject to the 1.5 metre minimum side setback mentioned above.
 Notwithstanding the above, a nil side setback is permitted for garages where depicted on the DAP.

SITE COVERAGE
 All construction on the land will ensure that 46% of the site comprises Open Space.

DRIVEWAYS
 Each residence is to have a driveway and crossover completed by the purchaser prior to occupation. Maximum width of crossover shall be 6 metres.

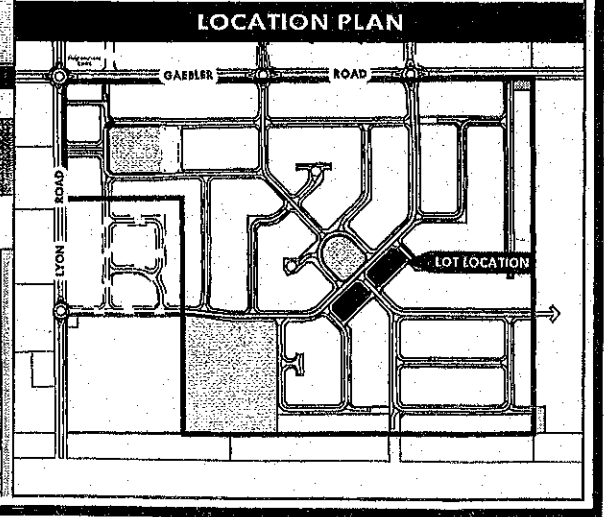
GARAGES
 Each residence shall include an enclosed garage accessed from the rear laneway with minimum dimensions of 6.0 metres x 6.0 metres so as to allow two vehicles to be parked side by side.

RETAINING WALLS & FEATURE FENCING
 Retaining walls and feature fencing are to be provided by the Vendor in the locations depicted on the Detailed Area Plan. Where provided by the Vendor, retaining walls and feature fencing are not to be removed or altered in any way.

AIR CONDITIONING / SOLAR HOT WATER UNITS
 Air conditioners or cooling units must not be visible from the street and be positioned to minimise noise impacts on neighbouring residents. Roof mounted units must be below the roof ridge and where possible, be of similar colour to the roof. Solar hot water units must be integrated with and match the roof profile and pitch of the residence.

LEGEND

	Preferred garage location		Retaining Wall
	Designated garage location		No Access Strip
	Building Envelope		Feature Fencing
	Primary Dwelling Orientation		Staircase Access



2m minimum Front Setback
 3m average Front Setback

Extent of 2nd Storey Development

1m minimum Laneway Setback

Nil Side Setback Permitted
 (Refer to DAP Provisions)

0.5m minimum Garage Setback

1.5m minimum N/E Side Setback

1.5m minimum Secondary Street Setback



STAGE 5 - DETAILED AREA PLAN
AUBIN GARDENS ESTATE

SIGNATURE PANEL

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

[Signature] 3.10.07
 Manager Statutory Planning Date

