



PLAN 1 - DETAILED AREA PLAN



VARIATIONS TO LOCAL PLANNING SCHEME NO. 3 AND THE CARINE VISION LOCAL STRUCTURE PLAN

Notwithstanding the provisions of Carine Vision Local Structure Plan and/or Local Planning Scheme No. 3, the following variations apply within this Detailed Area Plan (DAP) area. In the event of any inconsistency with this DAP to the provisions of Carine Vision Local Structure Plan (CVLSP) and/or Local Planning Scheme No. 3, the provisions of the DAP shall prevail.

1. The building setbacks are to be in accordance with setbacks annotated on Plan 1.
2. The maximum site cover is 57%.
3. The number of storeys and roof level (RL) shall be in accordance with Plan 1.
4. Plant equipment (eg lift over-run) may exceed the maximum RL subject to it being appropriately screened.

STANDARD PROVISIONS

The following provisions are in accordance with the CVLSP:

1. The maximum number of residential units permitted on the site is 165.
2. The plot ratio is 1.2 (excluding balconies).
3. Minor variations to the requirements of the CVLSP and this DAP may be approved by the City of Stirling.

LEGEND

- SUBJECT LAND
- NIL SETBACK
- (AS ANNOTATED ON PLAN 1) MINIMUM (BUILDING/VERANDAH/BALCONY) SETBACK
- SIGNIFICANT RETAINED TREES
- VEHICULAR ACCESS & EGRESS
- RECIPROCAL ACCESS & EGRESS POINT WITH LOT 6
- PEDESTRIAN ACCESS WAY EASEMENT (OPEN DAYLIGHT HOURS ONLY)

BUILDING HEIGHTS (in AHD)	MAXIMUM RL
	MAXIMUM RL 33.6
	MAXIMUM RL 36.6
	MAXIMUM RL 38.1
	MAXIMUM RL 39.6
	MAXIMUM RL 40.1
	MAXIMUM RL 43.1
	MAXIMUM RL 46.1
	MAXIMUM RL 49.7



The development guidelines as shown have been adopted by Council and signed by the Principal Planner.

[Signature]
Principal Planner/ Co-ordinator Statutory Planning

Date 25/9/14

CoS Ref:



robertsday.com.au planning-design-place



REV	DESCRIPTION	DATE	DRAWN	APPR'D
E	LEGEND TEXT ADDED	140826	RF	RD
D	ALMADINE DRIVE SETBACK MODIFIED	140821	SB	RD
C	LEGEND / COLOURS MODIFIED	140801	SB	RD
B	BUILDING HEIGHTS ADDED	140731	SB	RD
A	BASE PLAN	140501	-	-
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

DETAILED AREA PLAN (PRECINCT B - LOT 5)
Carine Rise - Marmion Avenue, Carine
City of Stirling

REF NO. CWP CAR DRAW NO. RD1 403 REV. E