



- LEGEND**
- SUBJECT LAND
 - ROADWAY / DRIVEWAY / PARKING
Note: reciprocal access and egress with Lot 5
 - VEHICLE ACCESS AND EGRESS
 - TREES RETAINED
- HEIGHTS**
- OPEN SPACE
 - SINGLE STOREY
 - TWO STOREY

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). 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 this DAP shall prevail.

Plant equipment (eg lift over-run & engineering services) may exceed 2 storeys subject to it being appropriately screened.

STANDARD PROVISIONS

- The following provisions are in accordance with the CVLSP:
1. The maximum number of storeys is 2. (refer note above re plant equipment)
 2. Buildings to be contained within the envelopes marked in pink and yellow on the Detailed Area Plan, subject to the setbacks specified within the Detailed Area Plan.
 3. Maximum site cover is 55%
 4. Maximum plot ratio is 1.2
 5. The setbacks and road reserve area to Silica Road shall be landscaped in compliance with the CVLSP. The Landscaping plan submitted as part of the Development Application for the Aged Care Facility is to be to the satisfaction of the City and is to include the planting of trees within both the street setback area of the subject lot and the road reserve. Mature trees are to be planted to replace those trees that are identified on Attachment E of the Bushland and Tree Protection Report for Carine Tafe Revision F, dated 13 June 2013 that are removed to enable development of the site.
 6. Minor variations to the requirements of the CVLSP and this DAP may be approved by the City of Stirling.
 7. Setbacks to Silica Road boundary shall be minimum 3m, average 4.5m. Balcony and Patio structures are to be included in the calculation of the 4.5m front average setback calculation to Silica Road.
 8. Silica Road elevation to incorporate facade treatment and fenestration to provide visual interest in conjunction with landscaping. All front fencing is to be in accordance with City of Stirling Local Planning Policy 2.7 (Streetscapes). The treatment of the Silica Road elevation is required to reflect the contemporary context of the development precinct.



LOCATION PLAN
SCALE 1:2000

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 05 DEC 2014
 CITY OF STIRLING



DETAILED AREA PLAN
St. Ives Carine RCF

SCALE BAR 1:500

Project No. 2622	Sheet No. SK1.02	Revision 5	
Scale As indicated @ A1		Date 5/12/2014	

