VARIATIONS TO RESIDENTIAL DESIGN CODES AND THE CARINE VISION LOCAL STRUCTURE PLAN

Notwithstanding the provisions of Carine Vision Local Structure Plan and/or the Residential Design Codes, the following variations apply within the Detailed Area Plan (DAP) area. In the event of any inconsistency with the DAP to the provisions of Carine Vision Local Structure Plan (CVLSP) and/or the Residential Design Codes (R Codes), the provisions of the DAP shall prevail.

STANDARD PROVISIONS

<table>
<thead>
<tr>
<th>Design Provisions</th>
<th>LOT TYPE A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building setbacks (unless annotated or shown otherwise)</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Dwelling - Primary street</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Verandah/Portico - Primary (steps)</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Dwelling - Side boundary [ground floor]</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Eastern boundary - 1.5m for main dwelling, 0.5m for verandahs, balconies, and porches.</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Western boundary - 1.0m (including walls with major openings) for a maximum length of 9.0m, 1.5m setback for walls with a length greater than 9.0m.</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
<tr>
<td>Dwelling - Side Boundary (first and second floors)</td>
<td>Plan 1: 2.5m min - 6.5m max</td>
</tr>
</tbody>
</table>

1. Averaging of the minimum setbacks detailed in the table above and on Plan 1 is not permitted.
2. The lots shall be developed in accordance with the Residential Design Code density annexed to Plan 1, unless varied on the Detailed Area Plan.
3. Minimum open space for all lots is 40%.
4. Dwellings constructed on Lots 36 - 44 shall be no higher than two (2) storeys within 6.0 metres as measured from the public open space boundary adjacent to Emerald Way. The height permitted beyond this 6.0 metre setback line is in accordance with the R Codes and the City's Residential Building Height Policy. Building height for the remainder of the lots is in accordance with the R Codes.
5. For the purposes of this DAP, a 'studio apartment' shall be defined as an additional dwelling located over, or adjacent to, a garage and is independent from the primary dwelling in respect to access and amenities, and can be occupied by persons unrelated to the occupant of the primary dwelling. In accordance with Part 1 - 2.9 Precinct C Objective (a) of the CVLSP the provision of studio apartments that meet the following criteria are permitted on all lots within Precinct C:
   a. a maximum plot ratio area of 0.5m²
   b. the toilet, laundry and kitchen facilities are independent from the primary dwelling;
   c. have a minimum outdoor living area or balcony of 0.5m² with a minimum dimension of 0.3m
   d. the open space requirements of Carine Blue Detailed Area Plan, for the parent lot, are met; and
   e. if the studio apartment is located above the garage it shall include a minimum of one major opening from a habitable room facing the street/laneway.
6. The dwelling on Lot 7 shall have at least one major opening to a habitable room on its western elevation overlooking the adjoining Park.

PLAN 1 - DETAILED AREA PLAN

Grossed Dwellings

<table>
<thead>
<tr>
<th>Setback</th>
<th>As per DAP standard provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Outdoor</td>
<td>Permitted in the setback back.</td>
</tr>
<tr>
<td>Area</td>
<td>Requires a minimum area of 15m²</td>
</tr>
<tr>
<td>Density</td>
<td>Minimum density of 2.0m</td>
</tr>
<tr>
<td>Type</td>
<td>Minimum [if open or covered, must be flame retardant coating] and can be open to a minimum of one side.</td>
</tr>
</tbody>
</table>

Parking

One car or bicycle is required for each other dwelling.
No contribution is required for visitor parking.

Site Planning & Design

The minimum area for balconies is 10.0m².
The minimum dimension is 2.0m.

LEGEND

Retaining Walls
Drainage
DAP Lot Boundaries
Surrounding Lot Boundaries
Setback (refer to variation table)
Non Verandah Access
Development Orientation
Density Coding
R30
Designated Garage Location
Designated Second Storey Location
Setbacks (refer to setback provisions)
Setbacks to Type A Lots
Third Storey Setback
Trees for Retention

DECLARATION: ISSUED FOR DESIGN ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL, DESIGN AND SURVEY.

Principal Planner: Co-ordinator Statutory Planning

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

Date: 3/4/13

CoS Ref: ____________________________

ABRA PHOTOGRAPHY
SOURCE: RA
STYLED: RA

CENTRAL INFORMATION SOURCES: MAPS
11TH FLOOR 137/34
DNG: R1220022370
PROVISION: POST

M: PROVISIONS UPDATED 13/01/14
L: PROVISIONS CANCELLED 13/01/14
K: PROVIDOR SIGNED 13/01/14
J: UPDATES TO PROVISIONS 13/05/13
I: DETAILED TO TYPE A LOTS 13/01/13
H: UPDATES TO NOTES & RET MALL 13/01/13
REV: DESCRIPTION

CARNIE RISE - LOT 7-44 MARMION AVENUE, CARINE

SIZE A3

1:1000

REF NO.
DRAW NO.
REV.

M