



- PLANNING POLICY STATEMENTS**
- 1.) This Plan is prepared in accordance with Planning Policy Statement 13 of the endorsed Structure Plan.
  - 2.) For lots 246 to 256 the primary street setback is to be taken from Roy Earl Drive.
  - 3.) Vehicle access to laneway lots shall be taken from the laneway only. Where a laneway lot adjoins a secondary street vehicle access shall only be from the laneway.
  - 4.) For lots accessed from the laneway garages/carports may be setback a minimum of 1m from the laneway provided each is no closer than 6m from the road intersection truncation and a minimum of 6m turning area is provided behind the garage/carport.
  - 5.) No dwelling shall be constructed unless orientated to and addressing its primary frontage to Roy Earl Drive to facilitate views, surveillance and improved streetscape.
  - 6.) The laneway is to be treated as the rear boundary for the purposes of setting back the building (excluding garage/carport) as per the R-Codes.
  - 7.) Secondary street fencing shall be visibly permeable above 1.2m from natural ground level.
  - 8.) Vehicle access to Lots 285, 298, 299 & 312 may be gained from the primary street.
  - 9.) Apart from variations provided by this Detailed Area Plan all other requirements of the Residential Design Codes apply.
- COWARAMUP TOWNSITE**
- LOCATION PLAN (NOT TO SCALE)**
- Rev 2 Planning Notes modified HJB 1-7-15

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