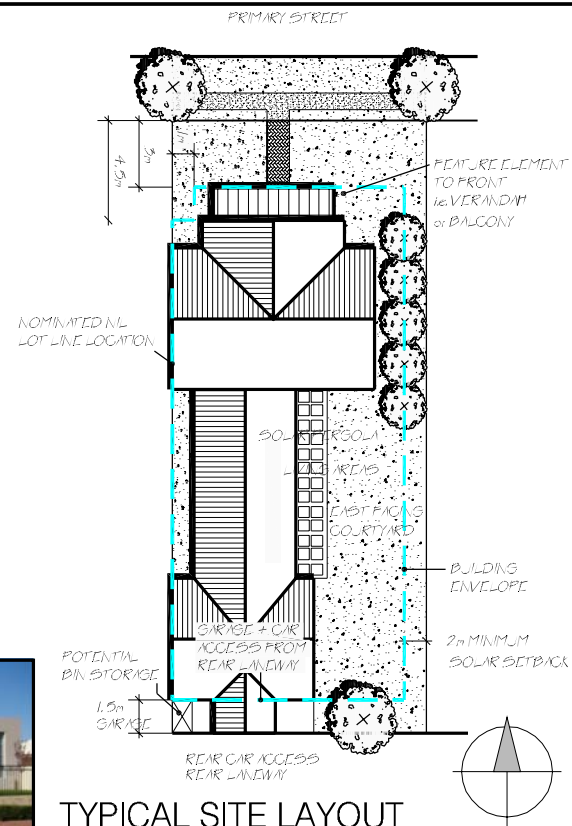


LEGEND

- DAP No.1 Boundary
- Garage Envelope
- Designated Garage Location
- Building Envelope
- No Vehicular Access Permitted
- Nil Side Setback Location
- No Nil Rear Setback Permitted at First Floor Level



TYPICAL SITE LAYOUT

AIM The primary aim of the Florida Detailed Area Plan is to provide flexibility and guidance in the design and construction of residences and outbuildings, while introducing design elements which will ensure dwellings on small lots address and survey the street, creating a high quality residential environment.

R-CODINGS
The Residential Density Code which applies to these lots is R30

- R-CODE VARIATIONS**
- * The provisions of the Detailed Area Plan (DAP) are considered to be additional RD-Code "Acceptable Development" provisions.
 - * For all other standards, the provisions of Local Planning Policy No.1, Design Element I shall apply to Rear Laneway Lots and Design Element III to Corner Lots.
 - * All other "Acceptable Development" provisions of the RD-Codes and the Town Planning Scheme, where not varied through this DAP, shall be satisfied.
 - * The requirements to consult with adjoining or other owners to achieve a variation of the RD-Codes is not required where development complies with the DAP.

DESIGN ELEMENTS
The following provisions comply with the DAP and constitute "Acceptable Development" within the DAP area:

- Setbacks**
1. All dwellings and ancillary development shall be within the building envelopes as shown on the DAP.
 2. The Front Setback requirement for all Lots shall be 3.0 metres minimum and 4.5 metres maximum.
 3. Dwellings on all corner Lots shall provide at least one habitable room window within the front one-third of the wall fronting the secondary street.
 4. All corner Lots shall address both street frontages through respective elevation treatments, passive surveillance and design.
 5. Garages for all laneway lots shall be setback a minimum of 1.0 metre and a maximum of 1.5 metres from all laneways.
 6. Development above a garage is encouraged and may include a studio apartment, ancillary accommodation or an area to be used for the purpose of a suitable home occupation.
 7. Vehicular access for all corner lots shall be from the laneway.
 8. Courtyards are encouraged to be located within the solar setback in accordance with the Typical Site Layout.

1.0m MINIMUM REAR SETBACK
1.5m MAXIMUM REAR SETBACK
AT GROUND.NIL SETBACK
PERMITTED AT FIRST FLOOR
LEVEL UNLESS OTHERWISE
STATED.

1.5m SIDE SETBACK TO
SECONDARY STREET

2.0m MINIMUM SOLAR SETBACK
UNLESS OTHERWISE PERMITTED

NIL SIDE SETBACK TO
WESTERN BOUNDARY

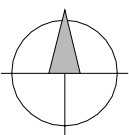


LOCATION PLAN

BUYER _____ BUYER _____
 WITNESS _____ WITNESS _____
 DATE _____ DATE _____

ANNEXURE E

FLORIDA



**CHAPPELL
LAMBERT
EVERETT**

TOWN PLANNING + URBAN DESIGN
 LEVEL 2 - 35 ROWLAND STREET SUBIACO WA 6008
 phone : (08) 9382 1233 fax : (08) 9382 1127 email: admin@cleplan.com.au

DATE: 25.02.04
 REVISED: 16.08.07
 SCALE (A3): 1:1000
 DATA: CLE
 PLAN No.: 688-98c

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT PTY LTD.