

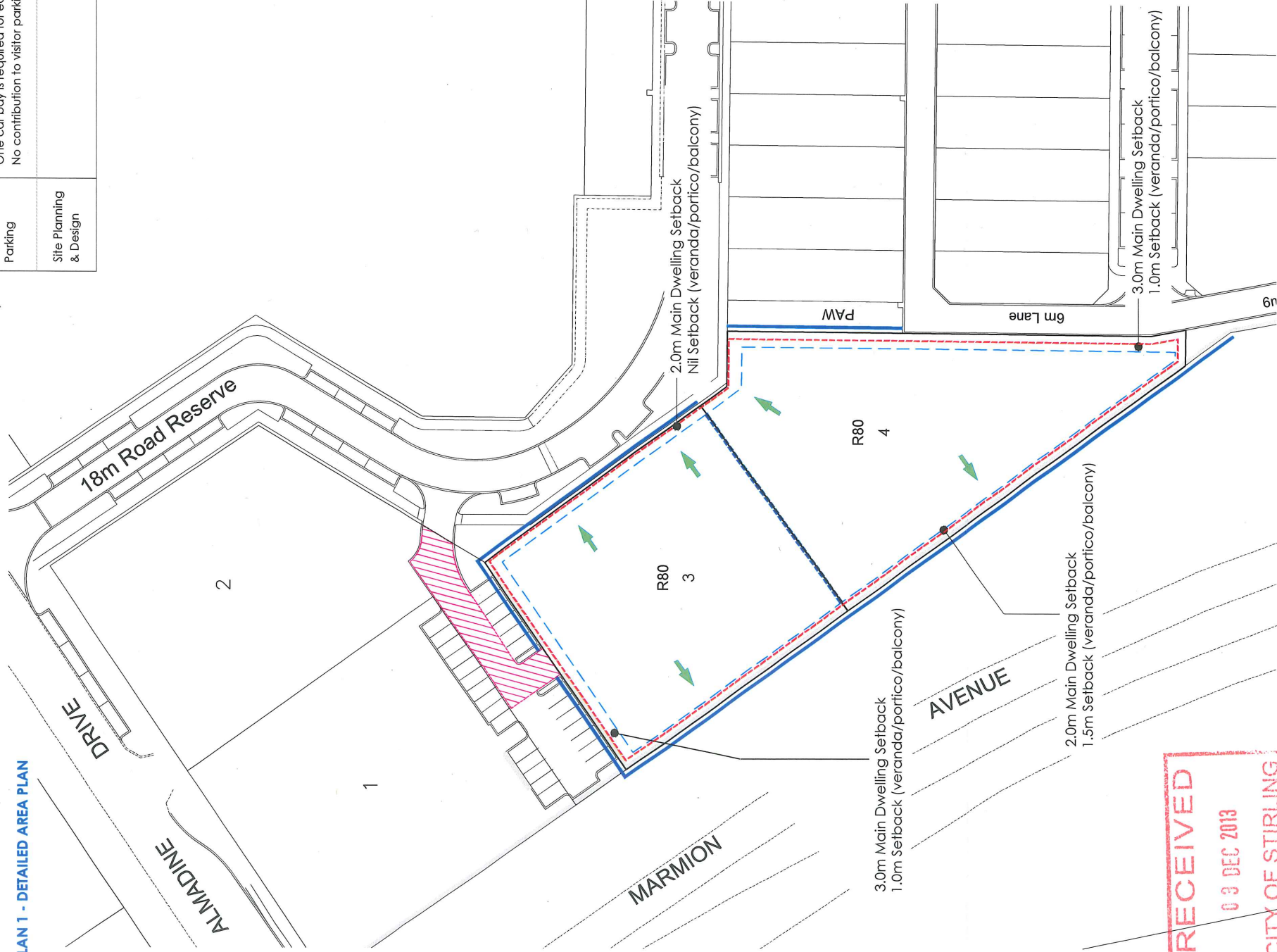
VARIATIONS TO RESIDENTIAL DESIGN CODES AND THE CARINE VISION LOCAL STRUCTURE PLAN

Notwithstanding the provisions of Carine Vision Local Structure Plan and/or the Residential Design Codes, the following variations apply within 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 the Residential Design Codes (R Codes), the provisions of the DAP shall prevail.

STANDARD PROVISIONS

- The variations to the R-Code setbacks are to be in accordance with setbacks annotated on Plan 1.
- Averaging of the minimum setbacks detailed on Plan 1 is not permitted.
- The lots shall be developed in accordance with the Residential Design Code density annotated on Plan 1, unless varied on this Detailed Area Plan.
- Minimum open space for Lots 3 and 4 is 40%.
- The maximum height for any building on Lots 3 and 4 is four (4) storeys. In accordance with the City of Stirling Local Planning Scheme No. 3 a 'storey' means 'that portion of building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it, does not include any portion of a storey having 50% or more of its volume between natural ground level'.
- The maximum dwelling yield for Lots 3 and 4 is a total of 50 dwellings.
- To allow for the provision of affordable housing in accordance with Part 1 - Table 2 of the CVLSP the plot ratio for Lots 3 and 4 is 1.2.
- The dwelling on Lot 4 shall have at least two major openings to a habitable room or outdoor living area on its eastern elevation overlooking the adjoining PAW.

PLAN 1 - DETAILED AREA PLAN



	Grouped Dwellings	Multiple Dwellings
Setbacks	As per DAP standard provisions	
Outdoor Living Areas	i) are permitted in the street setback ii) require a minimum area of 10m² iii) minimum dimension of 2.0m; iv) minimum of 2/3 open or where covered, must be 2/3 translucent roofing; and v) can be open to a minimum of one side.	
Parking	One car bay is required for each affordable dwelling. No contribution to visitor parking is required.	No contribution is required for visitor parking.
Site Planning & Design		The minimum area for balconies is 10m². The minimum dimension is 2.0m.

AFFORDABLE HOUSING PROVISIONS

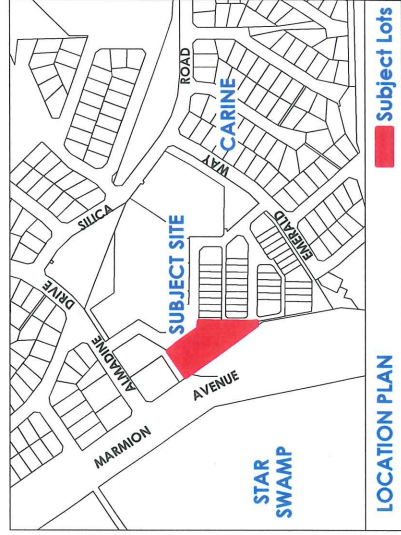
In accordance with Schedule 10 of the City's Local Planning Scheme No. 3 a minimum of five (5) affordable dwellings are to be provided in Precinct D. These affordable dwellings will be provided on either or both of Lots 3 or 4 in accordance with the following provisions:

- For the purposes of this DAP, 'Affordable Housing' is defined as a dwelling with a maximum plot ratio floor area of 70m².
- The following variations to the R Code design elements apply to the provision of affordable housing:

- LEGEND
- Retaining Walls
 - Stair Well
 - DAP Lot Boundaries
 - Surrounding Lot Boundaries
 - Nil Setback
 - No Vehicle Access
 - Development Orientation
 - Density Coding
 - R30
 - Setbacks (refer to Plan 1)
 - Verandah/ Portico Setbacks
 - Second Storey Setbacks
 - Access Easement for Lot 3 through Lot 2



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.



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

Principal Planner/ Co-ordinator Statutory Planning

Date 3/12/13

CoS Ref: