

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

Design Provisions	LOT TYPE A	LOT TYPE B
BUILDING SETBACKS (unless annotated or shown otherwise on Plan 1)		
Dwelling - Primary Street	3.0m min - 4.5m max	2.5m min - 4.5m max
Veranda/Portico - Primary Street	2.5m min	1.5m min unless annotated otherwise on Plan 1
Dwelling - Side Boundary (ground floor)	Eastern Boundary - Nil	Eastern Boundary - 1.5 m for main dwelling, Nil for balconies and verandahs.
Dwelling - Side Boundary (first and second floors)	Western Boundary - 1.0m (including walls with major openings) for a maximum length of 9m, 1.5m setback for walls with a length greater than 9 metre.	Western Boundary - 1.0m (including walls with major openings) for a maximum length of 9m, 1.5m setback for walls with a length greater than 9 metre.
Dwelling - Lane/way	1.5m min (eastern and western boundaries)	1.5m min unless annotated otherwise on Plan 1 (eastern and western boundaries)
Garage - Lane/way	1.5m min	1.5m min
Garage - Side Boundary	Nil	Nil

- Averaging of the minimum setbacks detailed in the table above and 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 all lots is 40%.
- Dwellings constructed on Lots 36 - 44 shall be no greater than two (2) storeys within six (6) metres as measured from the public open space boundary adjacent to Emerald Way. The height permitted beyond this 6 metre setback line is to be in accordance with the R Codes and the City's Residential Building Heights Policy. Building height for the remainder of the lots is in accordance with the R Codes.
- 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 occupants on the primary dwelling. In accordance with Part 1 - 3.0 Precinct C Objective (c) of the CVLSP the provision of studio apartments that meet the following criteria are permitted on all lots within Precinct C:
 - a maximum plot ratio area of 60m²;
 - the abutment, laundry and kitchen facilities are independent from the primary dwelling;
 - have a minimum outdoor living area or balcony of 4m² with a minimum dimension of 1.5m;
 - the open space requirements of Carine Rise Detailed Area Plan, for the parent lot, are met; and
 - 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/lane/way.
- The dwelling on Lot 7 shall have at least one major opening to a habitable room on its western elevation overlooking the adjoining PAW.

PLAN 1 - DETAILED AREA PLAN



Grouped Dwellings	Multiple Dwellings
Setbacks	As per DAP standard provisions
Outdoor Living Area	i) permitted in the street setback
	ii) requires a minimum area of 10m²
	iii) minimum dimension of 2.0m;
	iv) minimum of 3 open or where covered, must be 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.
Site Planning & Design	No contribution is required for visitor parking.
	The minimum area for balconies is 10m². The minimum dimension is 2.0m.

LEGEND

- Retaining Walls
- Stair Well
- DAP Lot Boundaries
- Surrounding Lot Boundaries
- Nil Setback (refer to variation table)
- No Vehicle Access
- Development Orientation
- Density Coding
- Designated Garage Location
- Lot Type (refer to text provisions)
- Setbacks (refer to text provisions table)
- Verandah/ Portico Setbacks
- Second Storey Setbacks
- Third Storey Setback (refer to clause 4)
- Trees for Retention



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.

[Signature]
Principal Planner/ Co-ordinator Statutory Planning

Date: 3/12/13

CoS Ref: