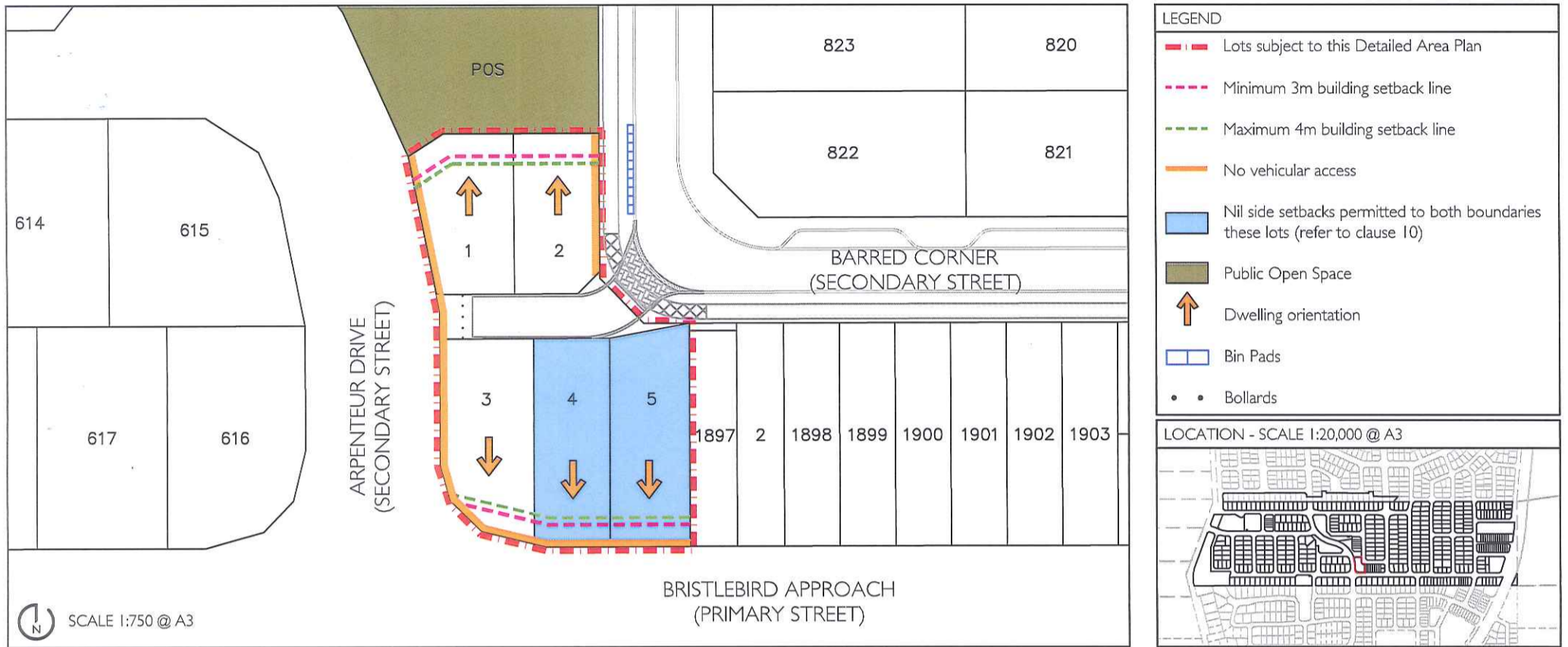


DETAILED AREA PLAN (DAP) - STAGE 4, EVERMORE HEIGHTS RESIDENTIAL ESTATE



General

1. The Requirements of the Residential Design Codes (R-Codes) are varied as shown on the DAP.
2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
3. The R60 Density Code applies to all lots contained within this DAP.
4. Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided for by this DAP, is not required.
5. Compliance with the provisions of this DAP negates the need for planning approval for 350m² lots or less.

Setbacks

- | Setbacks | Minimum | Maximum |
|-----------------------------------|--|---------|
| Primary Street Building Setback | 3m | 4m |
| Secondary Street Building Setback | 1m | - |
| Garage Setback | 1m
(No protrusion of eaves or gutters into the minimum setback) | - |
6. [Table above]
 7. No average setback applies.
 8. The Manager of Building Services and the Manager, Statutory Planning may approve variations to the maximum setback where streetscape objectives and Statutory Requirements are met.
 9. Minor incursions (as described by the R-Codes) into the 3m minimum setback are not permitted.
 10. On Lots 4 and 5, nil setbacks are permitted to both side boundaries for a maximum two thirds the length of the balance of the boundary behind the 4m front setback.
 11. The second storey of a dwelling must be set back a minimum of 1.5m from the side boundary unless the R-Codes specify a greater setback.

12. Setback variations to corner lots may be approved at the discretion of the Manager, Building Services where the configuration of these lots limits compliance with setback requirements.

Public Open Space

13. A 3m Minimum Public Open Space setback to the dwelling applies. Sheds and garages are not permitted within the Public Open Space setback area.
14. Patios, verandahs and the like are permitted within the Public Open Space setback (minimum 1m setback to POS boundary).
15. Dwellings must have at least one major opening to a habitable room facing the Public Open Space.

Laneway Access Provisions

16. It is mandatory for all lots with laneway access to locate carports and garages at the rear with access via the laneway.

Site Coverage

17. Minimum Open Space may be decreased to 30%.

Streetscape

18. Uniform fencing on boundaries cannot be modified, with the exception of maintenance and repair using materials that are as close as practical to those used in the original construction.
19. For lots 1 and 2, the Public Open Space is considered to be the primary frontage, and the primary street setback and fencing requirements of the R-Codes apply, unless otherwise varied by this DAP.

Incidental Development

20. A minimum 4m² storeroom with a minimum width of 1m is to be incorporated in the design of the dwelling.

This Detailed Area Plan has been adopted by Council and signed by the Manager, Statutory Planning.

Manager, Statutory Planning:

Date: 8/10/2012

08.10.12
BUILDING SERVICES