



VARIATIONS FOR GROUPED SITE R40 LOTS

The provisions of the City of Rockingham Town Planning Scheme No. 2 and State Planning Policy 3.1 - Residential Design Codes are varied as detailed within this DAP. All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other matters.

The R40 density code applies to all lots contained within this DAP. Consultation with the adjoining or other land owners to achieve a variation to the Residential Design Codes, as provided for by the DAP is not required.

This DAP is to be read in conjunction with the attached Character Statement.

MINIMUM OPEN SPACE	40%	
SETBACKS	MINIMUM	MAXIMUM
Burlington Drive	2m	6m (Lots 268, 269 & 270)
Rubens Circuit	3m	6m (Lots 268, 280 & 281)
Safety Bay Road	As per R-Codes	not applicable
Garages	0.5m behind main building line (Lot 268 only)	not applicable

ESTATE FENCING
Estate fencing cannot be modified. Any maintenance and repair must use materials substantially identical with those used in the original construction.

Notes:

Lots 269 & 270

1. Front entry to the dwelling must be off Burlington Drive.

Lots 280 & 281

1. For lots less than 13m frontage, a double garage is permitted provided that an entry feature is the dominant architectural element of the facade (see attached Character Statement).

Lot 268

1. Garages to be located 0.5m behind the main building line for dwellings accessed via a street only. (This setback does not apply to dwellings accessed from an internal laneway.)
2. Bin storage must not be located abutting lots 269 or 280.
3. Where possible dwellings are to be designed to take advantage of northern solar orientation.

1. BUILDING FORM & ORIENTATION

- a) Dwellings shall be designed to orientate towards their primary frontage.

2. FENCING

- a) Uniform Estate fencing to the north of the site to be installed by Developer [—].

3. DRIVEWAY & ACCESS

- a) Battleaxe driveway will be constructed by Stockland at the time of subdivision works.

This Detailed Area Plan has been endorsed by Council under Clause 4.23 of Town Planning Scheme No. 2:

Manager Statutory Planning
City of Rockingham

5th May 2011
Date

C. REGUENS
BUILDING SERVICES
29.04.11



CHARACTER STATEMENT

Settlers East will complete the diversity of a Masterplanned Community at Settlers Hills by providing a unique lifestyle village with a boutique, urban character that draws on its proximity with the Town Centre and echoes its key elements of high quality parks and vibrant, engaging streetscapes without compromising on what makes Settlers Hills special.

The area will be characterised by built form that is contemporary, stylish and easy care, and deliver the key comforts of modern living without sacrificing space, light and open space. The objectives for built form within Settlers East are:

1. Active Streetscapes

- Articulation of dwellings through use of materials, roof features and other architectural detail,
- Reduced dominance of garages,
- Intimate streets through a reduction of front setbacks,
- Clearly defined and articulated entrances, and
- Habitable rooms overlooking streets to provide passive surveillance.

2. Efficient Dwelling Design

- Dwellings designed to maximise solar access,
- Storage rooms incorporated into the design of dwellings to reduce the need for ancillary outbuildings.

3. Parkland and Pedestrian Accessway Interface

- Surveillance of parks and accessways by appropriately positioned habitable rooms and/or outdoor living areas,
- Dwellings designed to 'front' open space areas, and
- Reducing the visual impact of ancillary development onto parks.

