



VARIATIONS FOR R60 GROUPED SITE	
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 R60 density code applies to the site 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
Road A (Adjacent Residential Lots)	as per R-Codes
Road Reserve	2m
Baldvis Road	as per R-Codes
Safety Bay Road	as per R-Codes
Southern Boundary	as per R-Codes
ESTATE FENCING	Estate fencing cannot be modified. Any maintenance and repair must use materials substantially identical with those used in the original construction.
Notes: 1. Where possible dwellings are to be designed to take advantage of northern solar orientation. 2. Any outbuildings must compliment the design and materials of the dwelling, or be suitably screened from view, to the satisfaction of the City.	

- BUILDING FORM & ORIENTATION**
 - A) Dwellings shall be designed to orientate towards their primary frontage.
 - B) Dwellings with frontage to more than one boundary (i.e. 'corner lots') shall provide suitable articulation to both boundaries. Refer to indicative arrows on Plan.
 - C) Dwellings must address the secondary frontage by incorporating architectural features and habitable room openings where visible from public spaces.
 - D) Dwellings fronting Road A are to provide a legible front entry where possible and incorporate habitable room openings where visible from public spaces.
- FENCING**
 - A) Uniform Estate fencing to the north and east of the site to form part of the Development Application [red line blue line].
- SITE ACCESS**
 - A) Pedestrian access to Road A shall be of the same materials and colours as the overall development and installed at the time of dwelling construction.

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


9/3/2011
 Manager Statutory Planning Date
 City of Rockingham



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.

