



Detailed Area Plan Stage 3

Policy Type:	Administrative	Policy No:	SRS-R8
Date Adopted:		Date Last Reviewed:	
Legal (Parent):	Planning and Development Act 2005	Legal (Subsidiary):	Town Planning Scheme No. 40
PROPOSED POLICY			
Title:	Local Planning Policy – Quattro Design Guidelines		
Objective:	To provide for residential development which contributes to a safe, attractive and functional community.		

1.0 Application of Policy

- 1.1 This Policy shall apply to any application for residential development within the Quattro precinct as identified on Figure 1.
- 1.2 This Policy is to operate in conjunction with Policy SRS-R1 – Residential Development, however, the provisions of this Policy will prevail with respect to dealing with the specific elements identified in Part 2 below.
- 1.3 Figure 1 (Policy Area), Figure 2 (Detailed Area Plan - Crossovers) and Figure 3 (Detailed Area Plan – Grouped Dwelling Lots) form part of this Policy

2.0 Provisions

2.1 General Residential Lots (depicted in blue in Figure 1)

2.1.1 Crossovers

Crossovers are to be located in accordance with the prescribed locations depicted on Figure 2. Where no crossover location is prescribed for a lot then the positioning of the crossover is optional.

2.1.2 Garages and Carports

Carports and Garages are to be setback a minimum of 4.5m from the street boundary or setback in line with or behind the street setback of the dwelling.

2.2 Grouped Housing Lots (depicted in orange in Figure 1)

2.2.1 Crossovers

Crossovers are to be located in accordance the prescribed locations depicted on Figure 3.

2.2.2 Garages and Carports

Garages and carports are not to be located within 4.5 metres of the street frontage of the subject lots or within 4.5 metres of the rear boundary (adjoining regional open space).

2.2.3 Visually Permeable Fencing

Fences to the grouped dwelling lots adjoining areas of public open space, as depicted on Figure 3 are required to be visually permeable (as defined by the Residential Design Codes) 1.2 metres above natural ground level.

2.2.4 Passive Surveillance

Dwellings on land abutting the regional open space and public open space are to be designed to include at least one major opening (as defined by the Residential Design Codes) at each floor level to provide for passive surveillance of the open space areas.

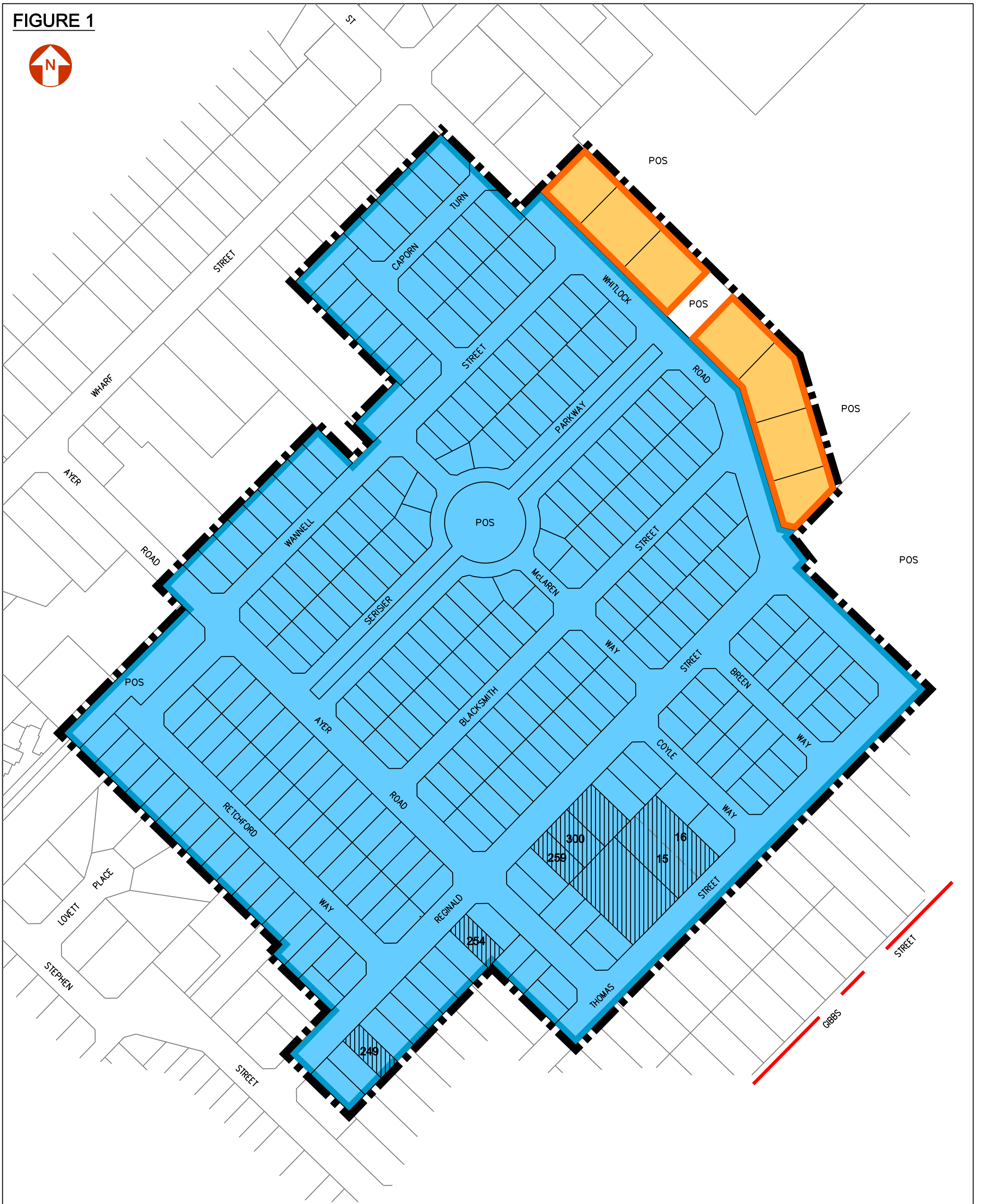
3.0 Consultation

Consultation for development in the Quattro precinct is to be undertaken in accordance with the requirements of the Residential Design Codes and Policy SRS-R1.

4.0 Delegation

Variations to the provisions identified in section 2 above are to be referred to Council for determination.

FIGURE 1



LEGEND



POLICY AREA



LOTS NOT SUBJECT TO POLICY

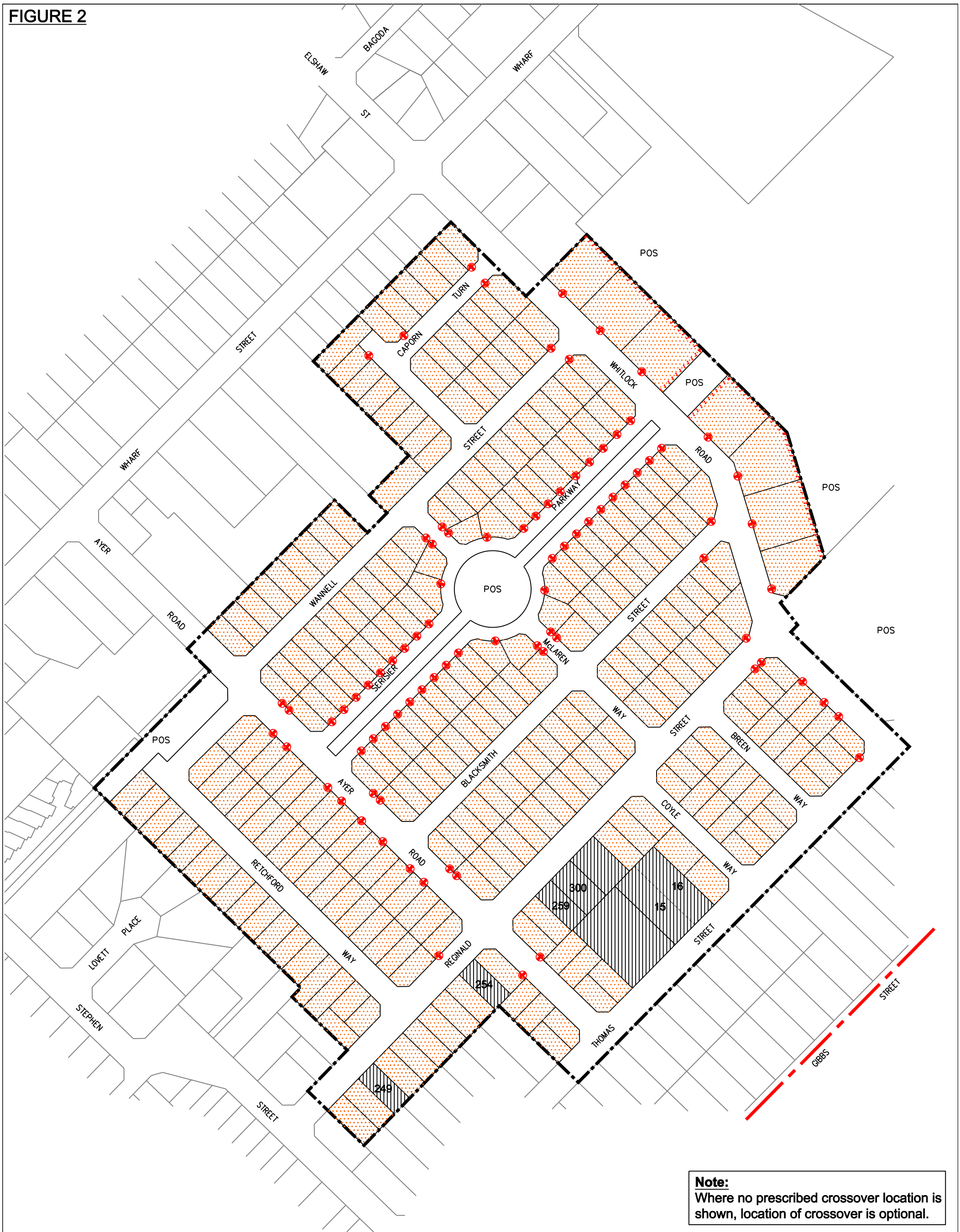






GENERAL RESIDENTIAL



GROUPED HOUSING

FIGURE 2



- Legend**
-  Lots subject to Policy
 -  Lots not subject to Policy
 -  Prescribed location of Crossover
 -  Visual permeable fence and passive surveillance required

Note:
Where no prescribed crossover location is shown, location of crossover is optional.

