



## Detailed Area Plan Stage 4

<b>Policy Type:</b>	Administrative	<b>Policy No:</b>	SRS-R8
<b>Date Adopted:</b>		<b>Date Last Reviewed:</b>	
<b>Legal (Parent):</b>	Planning and Development Act 2005	<b>Legal (Subsidiary):</b>	Town Planning Scheme No. 40
<b>PROPOSED POLICY</b>			
<b>Title:</b>	<b>Local Planning Policy – Quattro Design Guidelines</b>		
<b>Objective:</b>	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) and Figure 2 (Detailed Area Plan - Crossovers) 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.

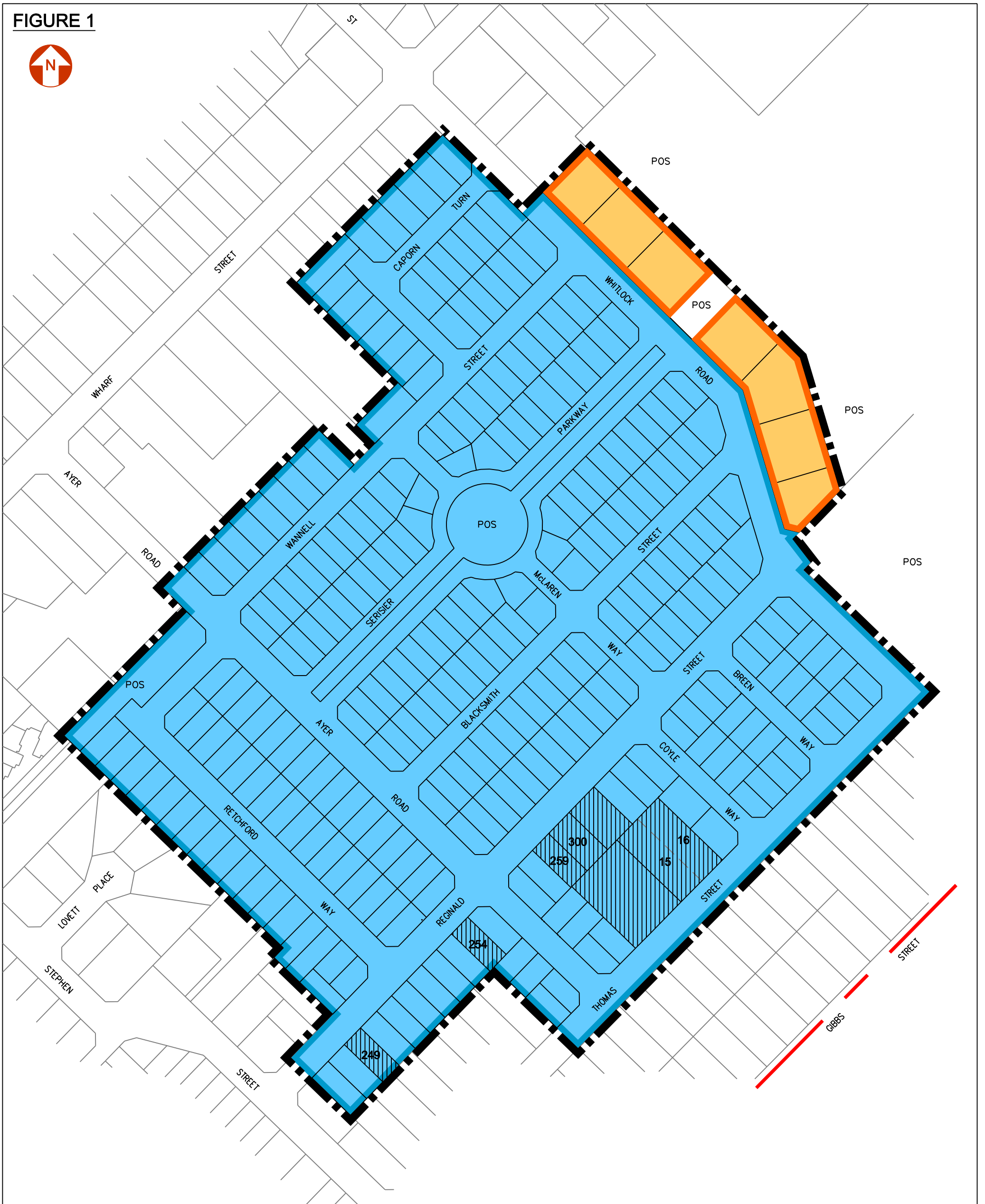
### 3.0 Consultation

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

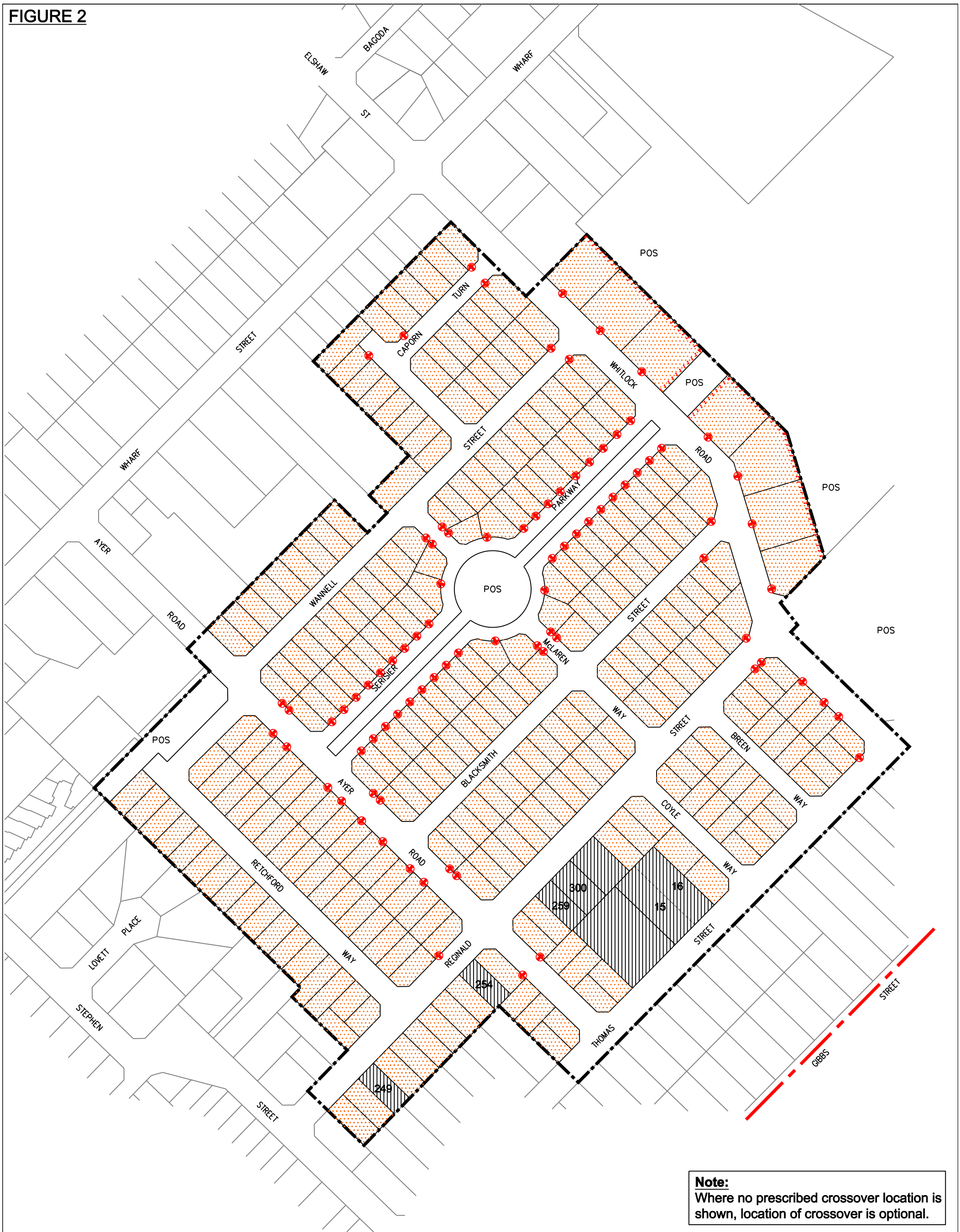


GENERAL RESIDENTIAL



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.