

**DETAILED AREA PLAN (DAP) -WAPC 147587 HAYFIELD DRIVE
PEPPERMINT GROVE BEACH**

This DAP applies to all lots the subject of subdivision approval WAPC ref 147587.

Unless otherwise defined on this DAP, all development shall be in accordance with the Shire of Capel Town Planning Scheme No. 7 and the Residential Design Codes.

Unless otherwise defined on this DAP, the R10 density code provisions of the Residential Design Codes apply to all lots subject to this DAP. The Residential Design Codes do not apply where varied below.

Consultation with adjoining or other landowners to achieve variation to the Residential Design Codes as provided for by the DAP is not required.

GENERAL PROVISION

Earthworks (excavation, fill and retaining)

- Earthworks and retaining walls where required are to be undertaken in a manner, and be of materials which are consistent across the site.
- Bulk earthworks and boundary retaining walls/fencing will be undertaken as part of the subdivision approval process and any further site specific earthworks and retaining walls within a lot will be limited as follows:
 - No earthworks or retaining wall will be permitted in front of the building line with the exception of minor works required to provide for safe vehicle access.
 - Any changes in levels proposed between the front setback and rear of the dwelling shall be primarily incorporated into the integral structure and design of the dwelling.
 - Earthworks and retaining walls within the side and rear boundaries behind the building line shall be limited to a maximum cut/fill of 1 metre of the final ground level established by the subdivision for the length of any dwelling and shall be largely invisible from the street.
- All retaining walls shall constructed of textured concrete or a similar substitute material, which in the opinion of Council has a similar character and will not contrast with the overall character of retaining walls constructed by the subdivider.
- As a guide to assist in implementation of the DAP requirements for earthworks and retaining walls, landowners are encouraged to consider and not be limited to the following dwelling design outcomes:
 - Split level and/or pole construction (see indicative images a, b and c)
 - Brick-up to floor height.
 - The placement of garages/carports to the front of dwellings.

Setbacks

- Setbacks shall be in accordance with the Residential Design Codes with the following exceptions:
 - The minimum front setback shall be 4.0m with no averaging provision permitted.
 - The minimum rear setback for a Dwelling or Group Dwelling shall be 10.0 with no averaging provision permitted.

Dwelling Orientation and Design

- Dwelling or Group Dwellings permitted on each lot are to be situated so at least one habitable room is orientated towards the Capel River Reserve.
- Dwellings are to suitably address the street frontage and the Capel River Reserve through the use of high quality architectural design features. The use of verandas, eaves, balconies and decks are encouraged.

Stormwater Management

- Stormwater shall be contained onsite.

Vegetation Protection

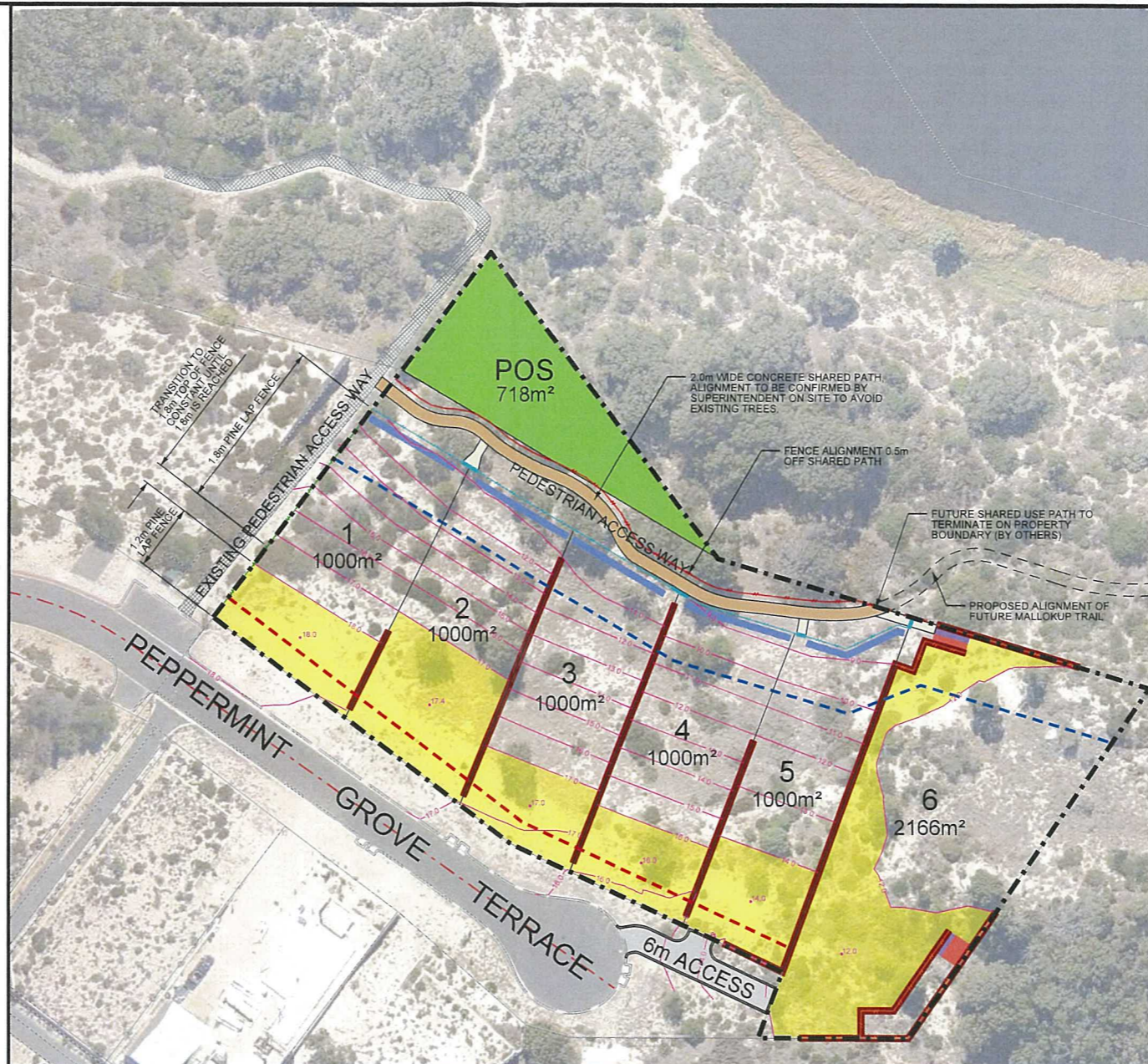
- Remnant native trees retained within rear 10m setback area following subdivision construction shall be retained and clearing of these trees shall only take place with the following exceptions:
 - Clearing to comply with bushfire requirements; and
 - Clearing of trees that are dead, diseased or dangerous

Fencing

- It is the Subdivider's responsibility to install fencing to the lot boundaries abutting the Capel River Reserve and Pedestrian Access ways.
- Fencing to Capel River Reserve and the Pedestrian Access way along the rear boundary of Lots 1, 2, 3, 4 and 5 shall be uniform and visually permeable to allow adequate surveillance of the reserve.
- Fencing to Capel River Reserve and Pedestrian Access ways is to be maintained to the same standard as constructed, by subsequent landowners to ensure the safety of uses of the reserve and Pedestrian Access ways and maintenance of amenity.
- Where fencing is provided to the Capel River Reserve no other fencing is permitted within the building setback and the fence boundary except for side boundary fencing.
- No fencing is permitted in the front setback area of any building.

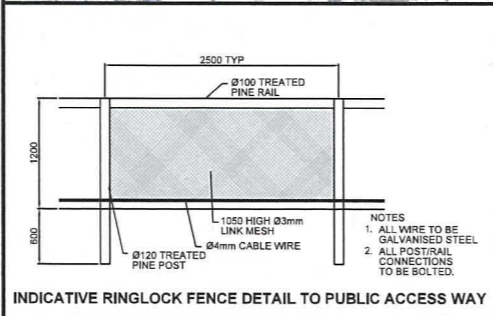
Effluent Disposal

- Aerobic treatment units and effluent disposal systems or alternative effluent disposal systems shall be installed to provide for the treatment and disposal of wastewater, unless in a particular instance the use of conventional effluent disposal systems can be demonstrated as appropriate to the satisfaction of the Local Government.

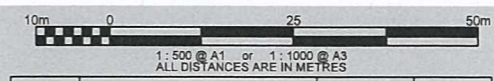


LEGEND

	EXISTING CADASTRE
	EXISTING ROAD
	EXISTING SIDE ENTRY PIT
	EXISTING ROAD CENTRELINE
	PROPOSED CADASTRE
	SUBJECT LAND
	MINIMUM 4m PRIMARY STREET BUILDING SETBACK LINE
	MINIMUM 10m REAR BOUNDARY BUILDING SETBACK LINE
	PUBLIC OPEN SPACE
	PROPOSED SWALE DRAIN
	PROPOSED CONTOURS (1m INTERVALS)
	EXISTING FOOTPATH
	PROPOSED FOOTPATH
	FUTURE FOOTPATH
	PROPOSED ACCESS WAY
	PROPOSED LIMESTONE PATH
	PROPOSED RETAINING WALL
	PROPOSED STAIRS
	PROPOSED ROCK PITCHING
	PROPOSED FENCE (1.2m DIAMOND MESH PRINCE WITH TOP AND BOTTOM RAIL FENCE ON WALL)
	PROPOSED FENCE (1.8m HIGH PLASTIC COATED DIAMOND MESH FENCE)
	PROPOSED FENCE (1.2m HIGH PINE POST AND RINGLOCK FENCE)
	PROPOSED PINE LAP FENCE (HEIGHT VARIES)
	PROPOSED GATE
	PROPOSED LEVEL AREA



**DETAILED AREA PLAN
LOT 9501 HAYFIELD DRIVE
SHIRE OF CAPEL**



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C	MINOR MODIFICATIONS	TDB	10.06.2015
B	MINOR MODIFICATIONS	TDB	09.01.2015
A	FENCING DESIGN AND LAYOUT MODIFICATION	TDB	08.10.2014

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ORIGINAL PLANNER:	GB
ORIGINAL DRAFTER:	TDB
CREATED DATE:	16.07.2014
AERIAL DATA:	Nearmap Aerial
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



13208P-DP-01C

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES.
AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.