DETAILED AREA PLAN (DAP) REQUIREMENTS

R-CODING

1. A Residential Density Coding of R20 applies to all lots contained within this DAP.

SCHEME AND RESIDENTIAL DESIGN CODE VARIATIONS

2. The Town Planning Scheme and R-Codes are varied in the following manner:

DESIGN ELEMENT

3. All dwellings and ancillary development must be located within the building envelopes as depicted in the DAP.
4. The dwelling must address the Primary Street where applicable through design, materials and major opening(s).
5. Primary pedestrian access must be provided from the primary street.

SETBACKS

6. The primary street setback shall be a minimum of 3.0m. No average setback distance is required.
7. The second storey of a dwelling must be setback a minimum 1.0m from the identified side boundary where shown on the DAP.
8. The minimum setback to the secondary street, and truncation shall be 1m for lots 2291, 2293, 2294 and 2297.
9. Lots 2291 to 2293 shall have a minimum setback of 4m from the lot boundary which abuts the Public Open Space.
10. Lots 2294 - 2297 shall have a minimum dwelling setback of 2m to the rear boundary.
11. A nil side setback is permissible for lots 2294 – 2297 where walls are not higher than 3.5m with an average of 3.0m for two-thirds the length of the boundary behind the front setback, to two boundaries.

GARAGES

12. Garage setbacks for lots 2294 - 2297 shall be a minimum 2.5m and garage setbacks for lots 2291 to 2293 shall be a minimum of 3.5m. Garages are encouraged to be setback behind the main dwelling line to reduce the dominance to the front elevation.
13. With the exception of lots which specify a designated garage location, an alternative garage location to that shown on the plan may be approved by the Manager, Building Services, subject to the design meeting solar orientation principles and statutory requirements.

OPEN SPACE REQUIREMENTS

14. A minimum provision of 45% open space on the subject lot is to be provided.

PASSIVE SURVEILLANCE

15. All dwellings abutting public open space shall be suitably designed and orientated to ensure passive surveillance. Dwellings shall have one or more major openings to a habitable room (outdoor living areas are encouraged) facing the public open space.

FENCING

16. Fencing on boundaries facing public open space is to be provided by the developer. The fencing cannot be modified with the exception of maintenance and repair using materials that are substantially identical with those used in the original construction.

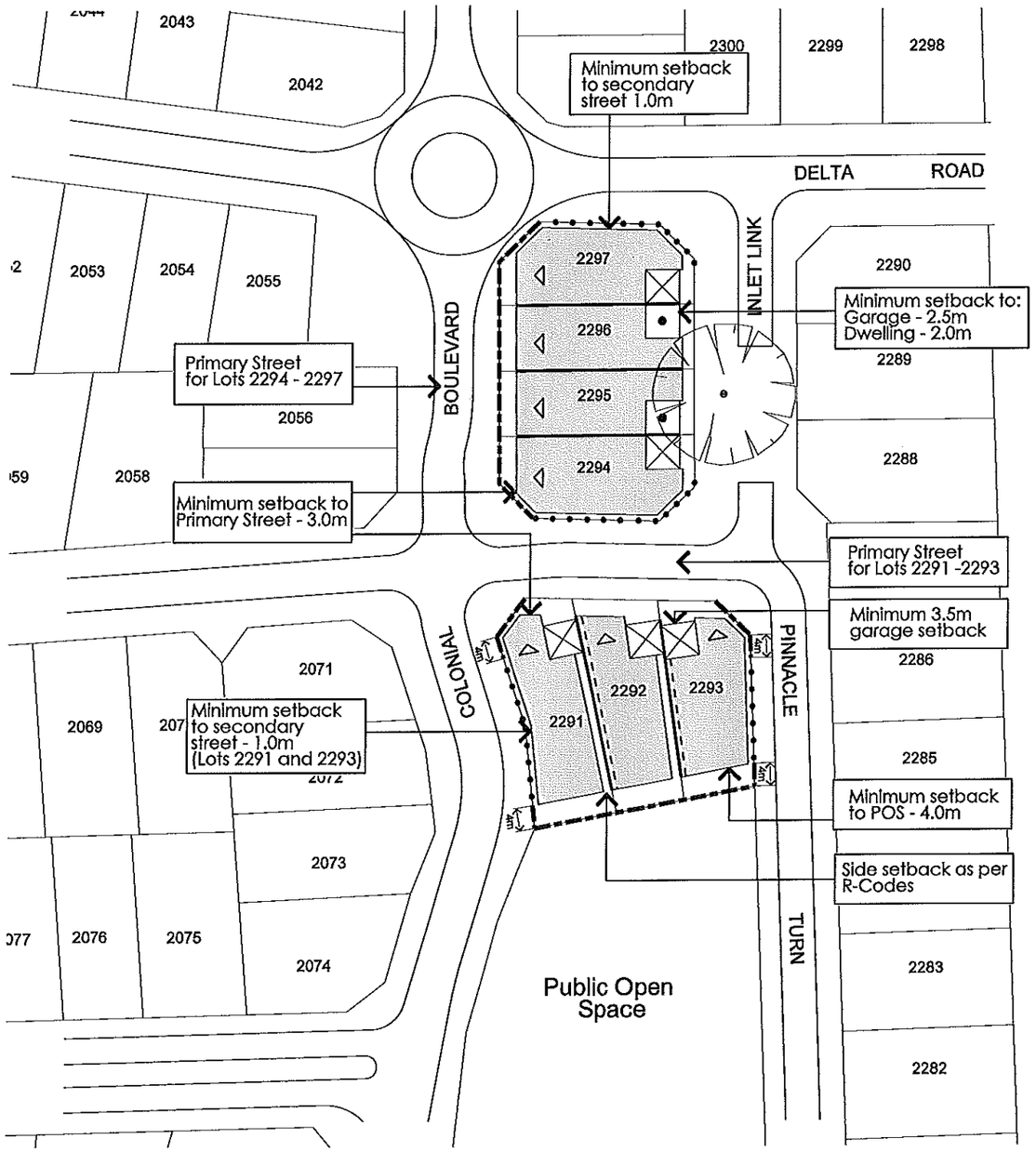
STORAGE AREA

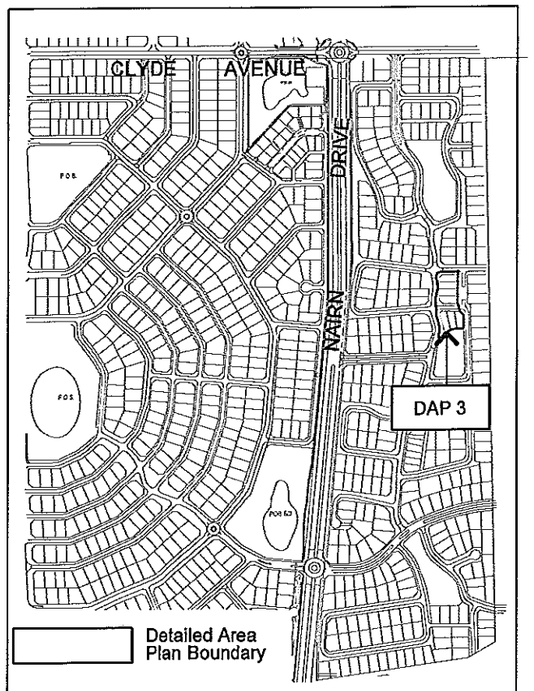
17. An enclosed lockable storage area under the main roof to be provided and, constructed in a design and material matching the dwelling where visible from the street and accessible from outside the dwelling, with a minimum dimension of 1.5m with an internal area of at least 4m².

ADVICE NOTE

Retaining Walls

18. Dwellings are generally to be setback 1m from retaining walls for single storey dwellings and 1.5m for double storey dwellings. Certification for load bearing walls must be obtained from an independent practicing Structural Engineer in relation to final dwelling proximity to the relating wall.
19. Construction including load bearing walls on a nil setback must comply with the engineering requirements associated with any retaining walls present.





LOCALITY PLAN

LEGEND

- VEHICULAR ACCESS PROHIBITED
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- BUILDING ENVELOPE
- NIL SETBACK
- 1.0m MINIMUM SECOND STOREY SETBACK
- VISUALLY PERMEABLE FENCING BY DEVELOPER (WITH GATE WHERE ABUTTING POS)
- PRIMARY DWELLING ORIENTATION

This Detailed Area Plan has been approved by the Manager Statutory Planning

Manager Statutory Planning — Date 9/3/09

LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

PROJECT

Detailed Area Plan - Number 3 (Lots 2291-2297)

Settlers Hill Estate
Precinct J

CLIENT		DATE
Stockland		03/03/2009
PLAN NUMBER	SCALE	
88/049/185M	1:1000 @ A3	
DESIGNED BY	CHECKED BY	DRAWN BY
LH	BDM	MQ

5m 0 5 10 15 20 25m

ALL AREAS & DIMENSIONS DEPICTED ARE SUBJECT TO DETAIL SURVEY.

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