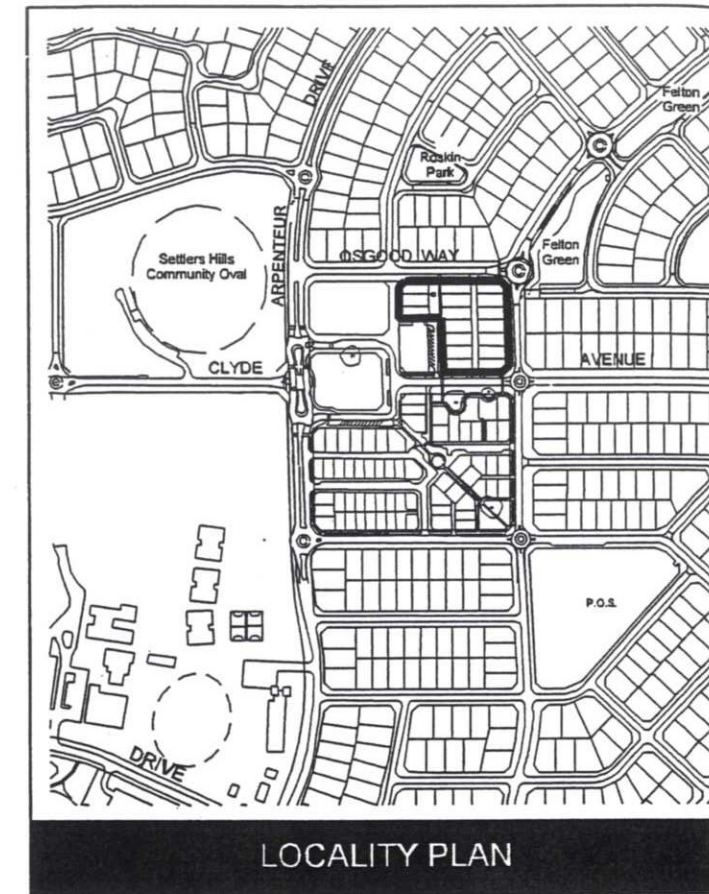
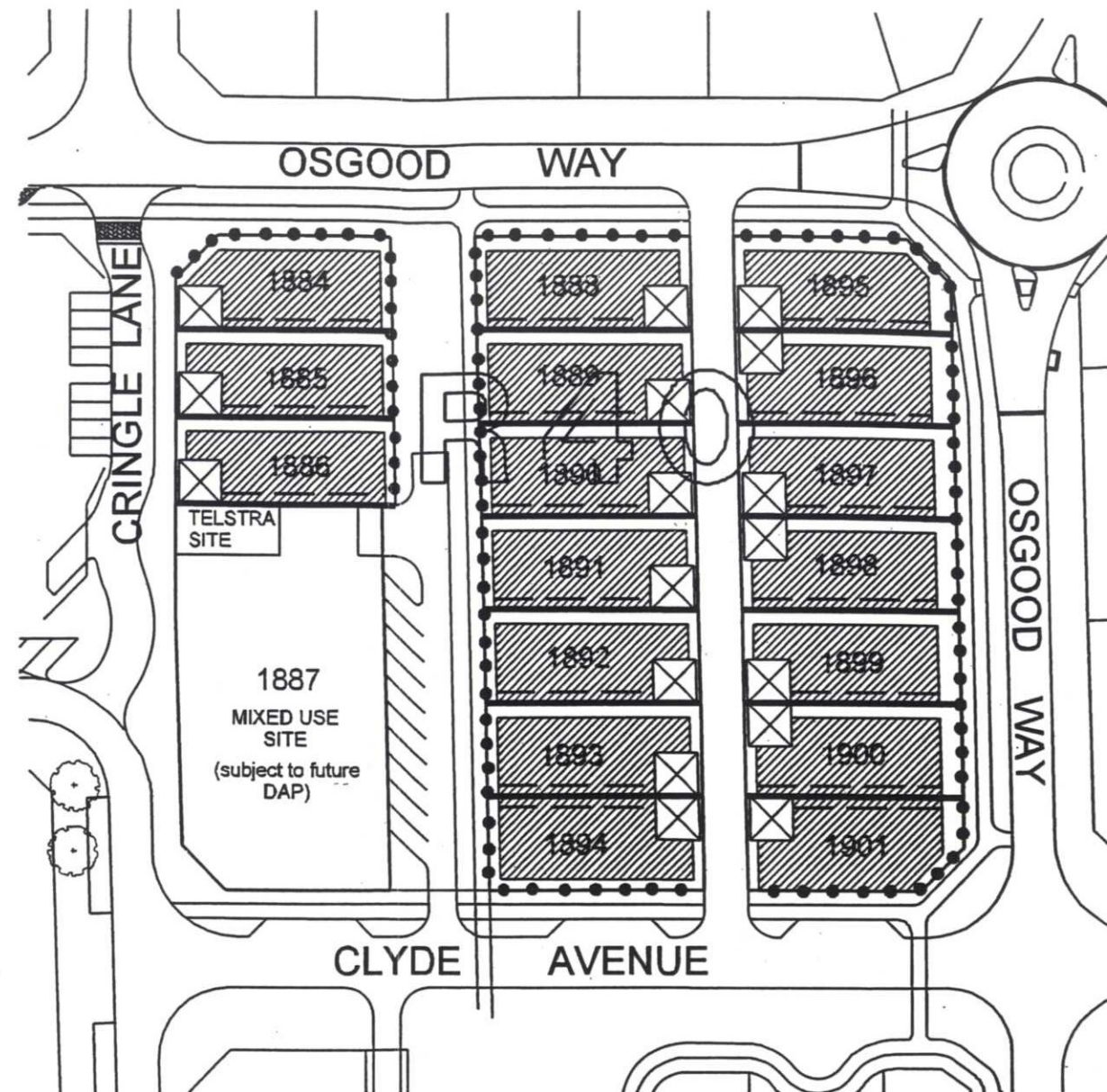


DETAILED AREA PLAN REQUIREMENTS


The Town Planning Scheme and The Residential Design Codes are varied in the following manner:

- All dwellings and ancillary development must be located within the building envelopes as depicted on the DAP.
- The requirements of the Residential Design Codes are varied as shown on the DAP.
- The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
- Consultation with adjoining or other landowners to achieve a variation to the Residential Design Codes, as provided for by the DAP, is not required.
- The R40 density code applies to all lots contained within this DAP.
- An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning, subject to the design meeting solar orientation principles and statutory requirements.
- The front setback of all dwellings shall be determined in accordance with the following:
 - The minimum primary street setback shall be 1.5m;
 - The maximum setback of a wall addressing the primary street shall be 3.0m;
 - The minimum setback to a secondary street shall be 1.5m; Variations to these provisions may be approved by the Manager, Statutory Planning for corner lots, subject to the design meeting solar orientation and streetscape objectives.
- A nil side setback is permissible on the lots where shown on the DAP (generally southern boundaries). Side setbacks for lots may be reduced to nil for 2/3 length of the boundary provided that walls do not exceed 3m average and 3.5m maximum height.
- A 2m solar setback applies, as shown on the DAP (generally from the northern boundary with the exception of lots 1711 and 1718) generally along the boundary which adjoins a permitted nil setback boundary (on an abutting lot). Council will only consider applications for structural development in the solar setback where the principles and benefits of solar access to the dwelling are being maintained. Minor incursions within solar setback are permissible.
- A 1.5m minimum rear setback to the dwelling is required, unless the R-codes specify a greater setback.
- Rear garage setbacks shall be a minimum of 1.0m with no protrusion of both eaves and gutters into the setback.
- The second storey of a dwelling must be setback a minimum 1.5m
- It is mandatory for all allotments within the DAP area to locate carports and garages at the rear with access via the laneway only.
- A five (5%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted. Open Space shall be calculated in accordance with the provisions of the 2002 Residential Design Codes.



LEGEND	
	VEHICULAR ACCESS PROHIBITED
	PREFERRED GARAGE LOCATION
	BUILDING FOOTPRINT
	0m SETBACK
	1.5m SECOND STOREY SETBACK

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


 Manager Statutory Planning

4.7.06
 Date

DP 50702

PRECINCT F - SETTLERS HILLS ESTATE DETAILED AREA PLAN

PLAN NO.- 88/049/160A
DATE - 10 April 2006
SCALE - 1:1000

