

DETAILED AREA PLAN (DAP) REQUIREMENTS

R-CODING

1. A Residential Density Coding of R30 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 manner identified in clauses 3 - 17 below.

DESIGN ELEMENTS

- All dwellings and ancillary development must be located within the building envelopes as depicted in the DAP.
- For lots with multiple street frontage, the dwelling must address both the Primary Street and the Secondary Street through design, materials and major opening(s).

SETBACKS

- The primary dwelling street setback for Lots 2341-2346 shall be a minimum of 3m. No average setback distance is required.
- Lots 2347 to 2352 shall have a minimum setback of 3m from the lot boundary abutting the Public Open Space.
- The minimum secondary setback on Lots 2341 and 2346 and western boundary setback on Lot 2347 and eastern boundary setback on Lot 2352 shall be 1m.
- The minimum dwelling setback to the rear boundary (laneway) shall be 1.5m
- A nil side setback is only permissible on the boundaries shown on the DAP with such walls otherwise complying with section 6.3.2 of the R-Codes.

GARAGES

- Rear garage setbacks shall be a minimum of 1m with no protrusion of eaves into the setback.
- It is mandatory for all lots within the DAP area to locate carports and garages at the rear of the lot with access via the laneway only.
- An alternative garage location to that shown on the plan may be approved by the Manager, Statutory Planning, subject to the overall design meeting solar orientation principles and statutory requirements.

OPEN SPACE REQUIREMENTS

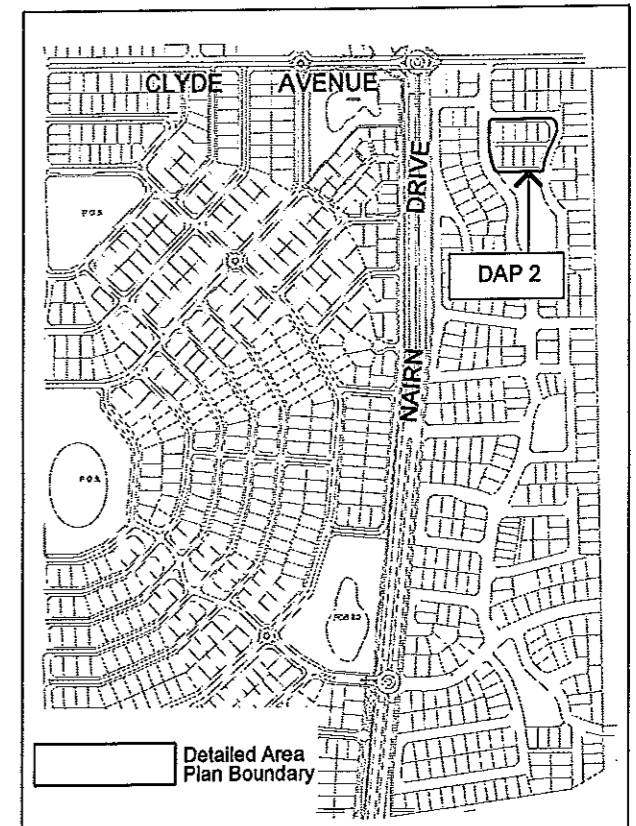
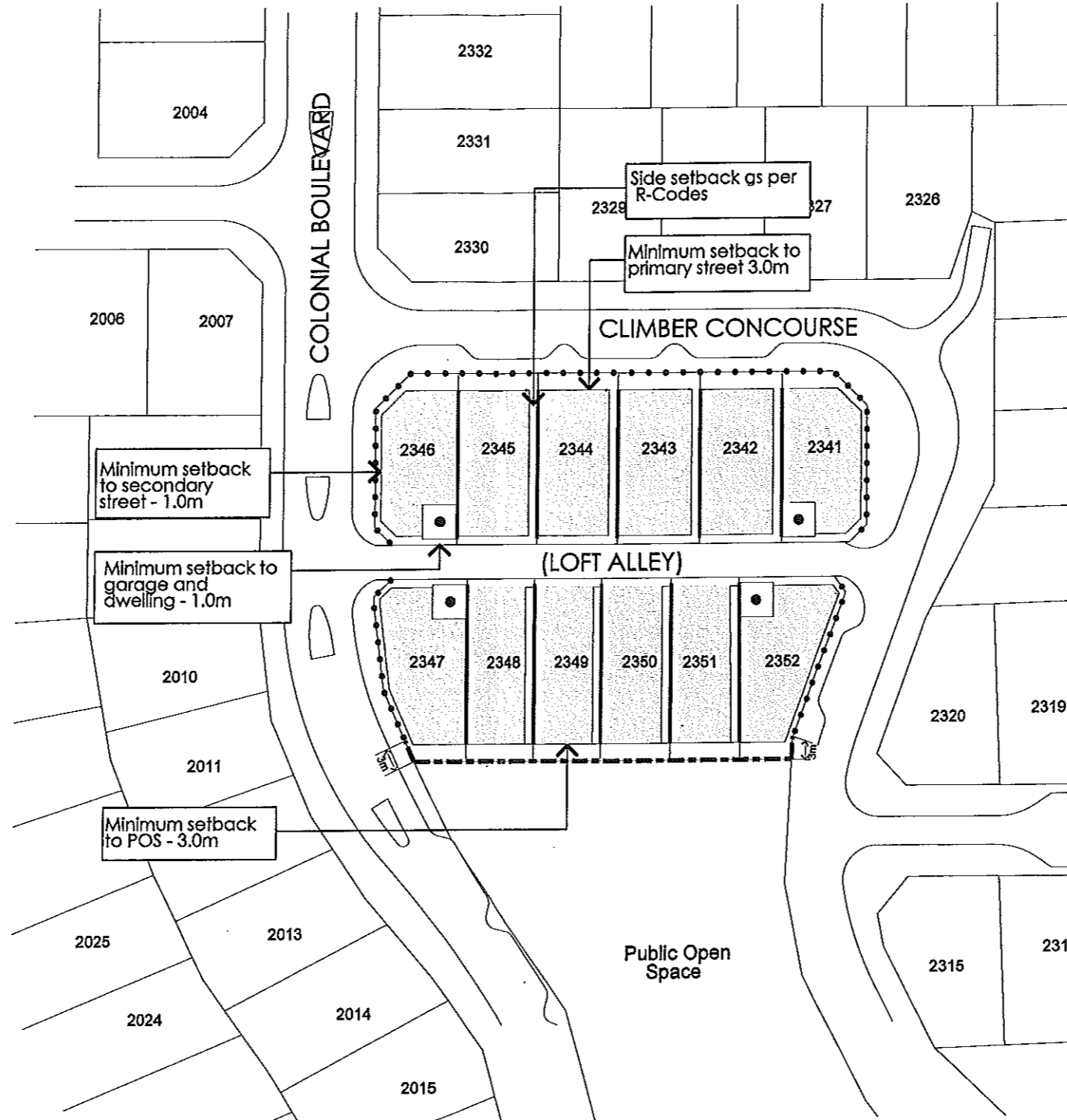
- A minimum provision of 40% open space on the subject lot is to be provided.

PASSIVE SURVEILLANCE

- 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.
- Access to the major entry (front door) to the dwelling is to be provided from the boundary abutting the public open space/Climber Concourse, with a pedestrian path being provided between the major entry and the public footpath.

FENCING

- Fencing on boundaries facing open space and Climber Concourse must be open-style, and must not be altered or modified without first obtaining prior approval of the Manager, Statutory Planning.
- Rear fences shall be provided with a 1.0m x 1.0m truncation where a driveway intersects with the lane (Loft Alley) so that no portion of the fence is within the truncation in order to enhance safety and sightlines.



LOCALITY PLAN

LEGEND

- VEHICULAR ACCESS PROHIBITED
- ● PREFERRED GARAGE LOCATION
- BUILDING ENVELOPE
- NIL SETBACK
- - - VISUALLY PERMEABLE FENCING AND GATE BY DEVELOPER

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

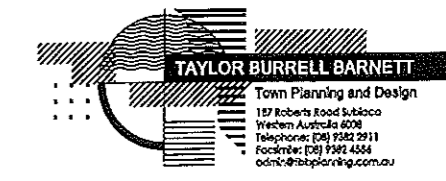
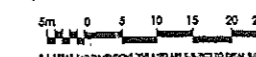
[Signature]
Manager Statutory Planning

11/12/08
Date

Detailed Area Plan - Number 2 (Lots 2341-2352)

Settlers Hill Estate
Precinct J

CLIENT	Stockland	DATE	18/11/2008
PLAN NUMBER	88/047/1844	SCALE	1:1000 @ A3
DESIGNED BY	LH	CHECKED BY	BDM
		DRAWN BY	MQ



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