

# 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 following manner:

### BUILDING ENVELOPES

3. All dwellings and ancillary development must be located within the building envelopes as depicted in the DAP.

### SETBACKS

4. The primary street setback shall be a minimum of 3m. No Average setback distance is required.
5. The secondary street setback shall be a minimum of 1m.
6. The rear boundary setback shall be a minimum of 1m.
7. The second storey of a dwelling must be setback a minimum 1.5m from the northern side boundary where shown on the DAP.
8. A nil side setback is permissible as per the R-Codes on two side boundaries.

### GARAGES

9. Rear garage setbacks shall be a minimum 1m with no protrusion of eaves into the setback.  
It is mandatory for all allotments within the DAP area to locate carports and garages at the rear with access via the laneway only.

### OPEN SPACE REQUIREMENT

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

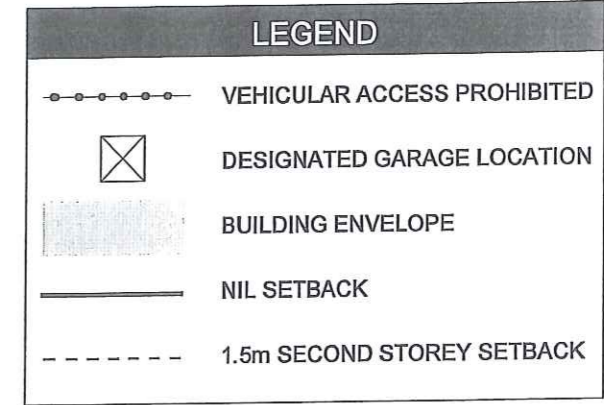
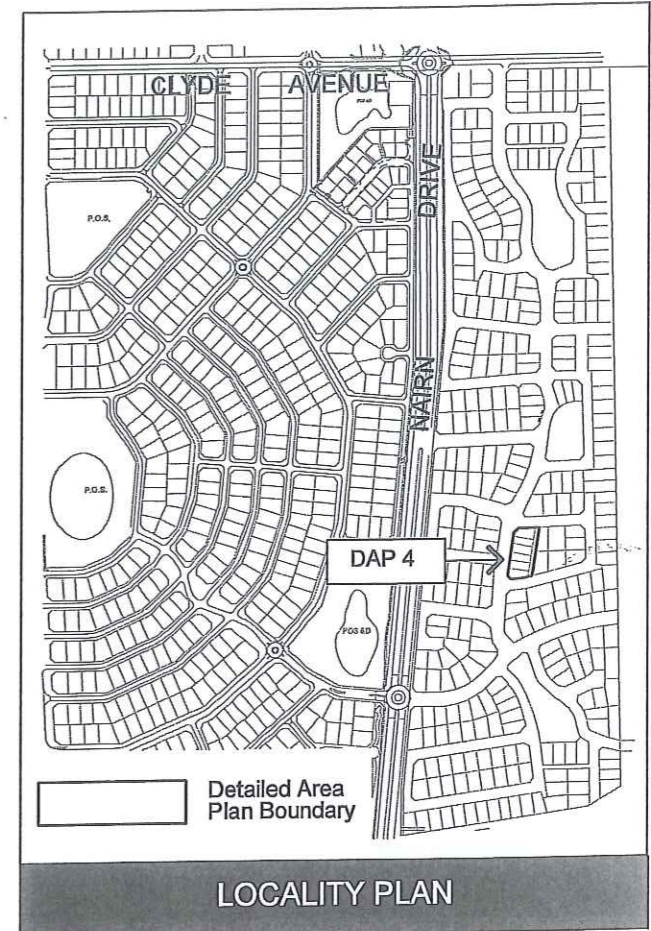
### PASSIVE SURVEILLANCE

11. Dwellings shall provide Primary pedestrian access from the Primary Street.

### ADVICE NOTE:

#### Retaining Walls

12. 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.
13. Construction including load bearing walls on a nil setback must comply with the engineering requirements associated with any retaining walls present.



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

Manager Statutory Planning

15/4/09  
Date

## Detailed Area Plan - Number 4 (Lots 2262-2267)

SETTLERS HILL ESTATE - PRECINCT J  
A STOCKLAND PROJECT

plan: 08/049/1861	designed: LH	scale: 1:1000@A3
date: 20/03/2009	checked: BDM	0 10 20
projection: VH	drawn: VH	

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