

## 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:

### BUILDING ENVELOPES

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

### SETBACKS

4. The primary dwelling street setback for lots 2180 and 2183 shall be a minimum of 1.5 m. No Average Setback distance is required.
5. The second storey of the dwellings on lots 2181-2183 must be setback a minimum 1.5m from the boundary where shown on the DAP.
6. A minimum setback of 2m to be provided from the lot boundary abutting the Public Open Space.
7. A nil side setback is permissible on the boundaries shown on the DAPs for 2/3 length of the boundary.

### GARAGES

8. Development above garages may overhang the garage setback requirements and extend out to the dwelling setback.
9. An alternative garage location to that shown for lot 2183 may be approved by the Manager, Building Services.

### OPEN SPACE REQUIREMENTS

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

### PASSIVE SURVEILLANCE

11. 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.
12. Lots 2181 and 2182 shall have primary pedestrian access from the boundary abutting public open space

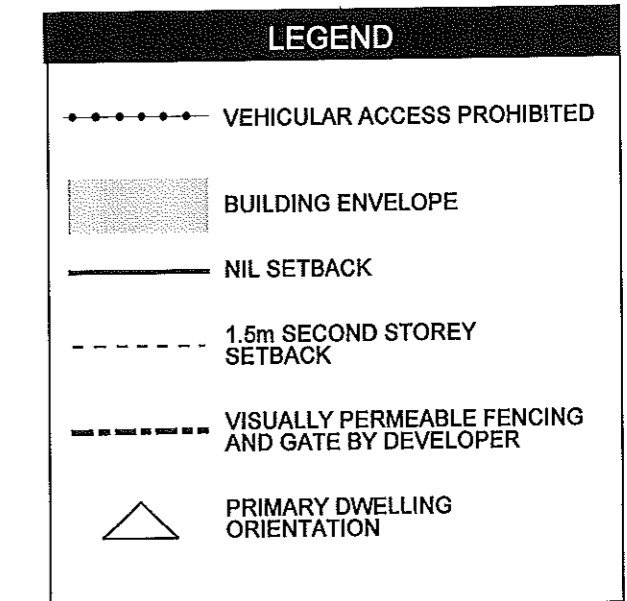
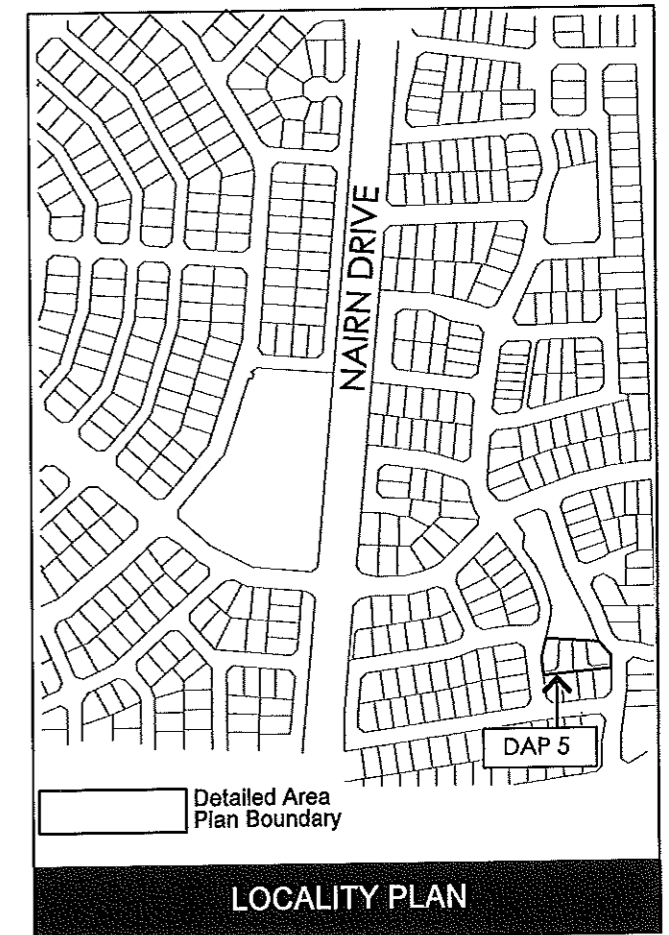
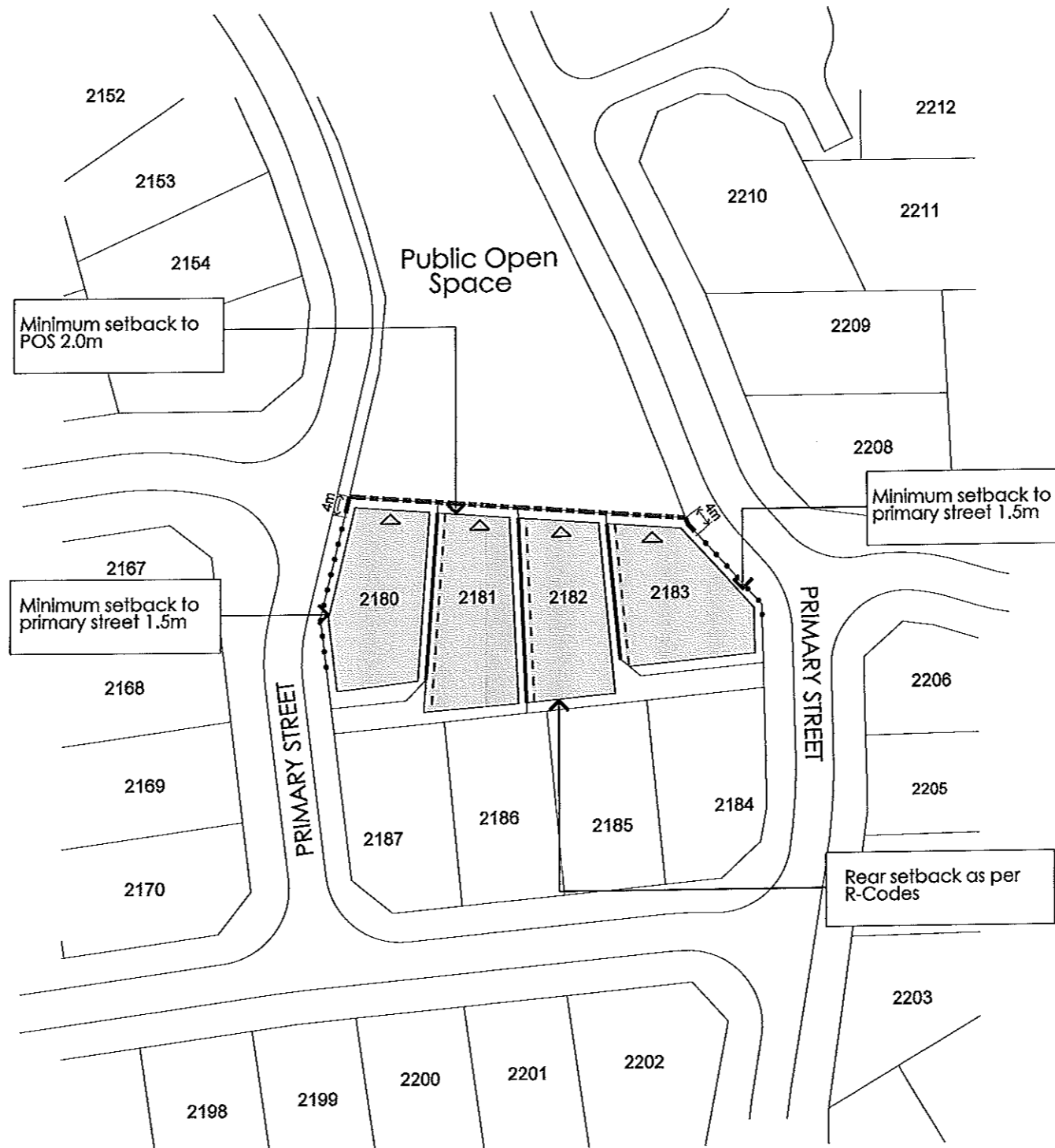
### FENCING

13. 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.

### ADVICE NOTE:

#### Retaining Walls

14. 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 retaining wall.
15. 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

*[Signature]*  
Manager Statutory Planning

15/4/09  
Date

## Detailed Area Plan - Number 5 (Lots 2180-2183)

SETTLERS HILL ESTATE - PRECINCT J  
A STOCKLAND PROJECT

