

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

[Signature] 17.3.06
Manager Statutory Planning Date

LEGEND
 RETAINING WALL
 DETAILED AREA PLAN

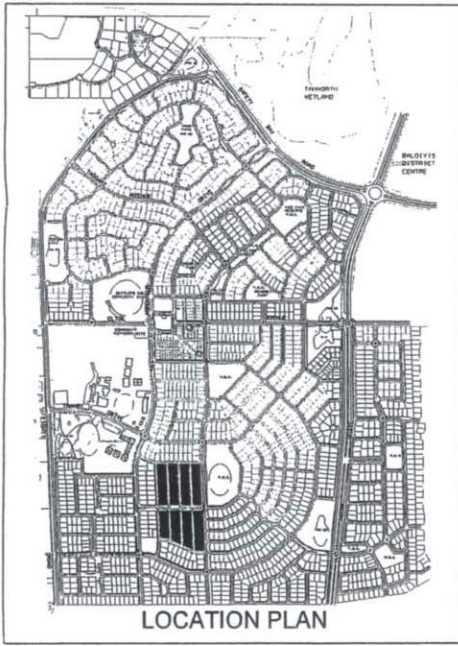
ARPELLEUR DRIVE

BRENNAN

POS

KEARNEY RAMBLE

PROMENADE



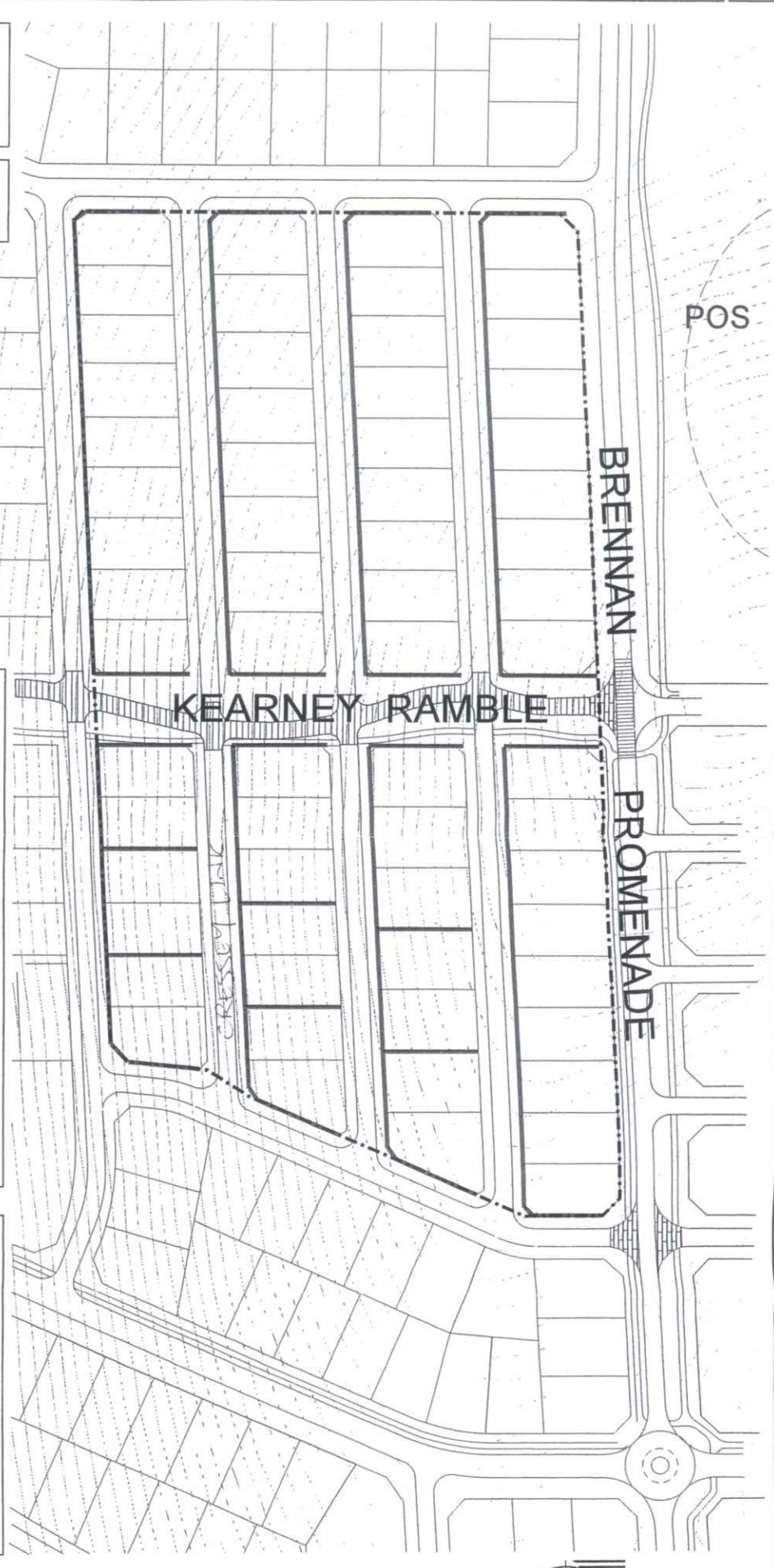
DETAILED AREA PLAN REQUIREMENTS

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

1. The front setback of all dwellings shall be determined in accordance with following :
 - i) The minimum primary setback shall be 3.0m;
 - ii) The maximum setback of a wall addressing the primary street shall be 6.0m; and
 - iii) Garages to be setback in accordance with the requirements of the Residential Design Codes.

Variations to these provisions may be approved by the Manager, Statutory Planning for corner lots, subject to the design meeting streetscape objectives.

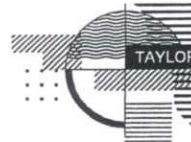
2. A 4.0m minimum rear building setback is required.
3. No outbuildings or structures are to be constructed within the rear setback area, except for a swimming pool or spa which are not to be covered or roofed within the rear setback area.



DP-50704

**PRECINCT 'L' - SETTLERS HILLS ESTATE
DETAILED AREA PLAN**

CLIENT	DRAWN BY	AMENDMENT DESCRIPTION	DATE	APPROVAL
STOCKLAND WA	M.E.			
DATE	PLAN NUMBER	SCALE		
30 JAN 2006	88/049/167A	1:1500 @ A3		
15m 0 15 30m				



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