

Detailed Area Plan R-Code Variations

The Town Planning Scheme and R-Codes are varied in the following manner:

1. All dwellings and ancillary development must be located within the building envelopes as depicted on the Detailed Area Plan (DAP).
2. The requirements of the Residential Design Codes are varied as shown on the DAP.
3. The requirements of the Residential Design Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other land owners to achieve a variation to the Residential Design Codes as provided for by the DAP, is not required.
5. The Residential Density coding is R25.
6. A 4m² store is to be integrated within the design of the dwelling to eliminate the need for sheds and outbuildings. This store shall be accessed directly from the garage or an external opening to the dwelling. No additional outbuildings will be permitted unless integrated with the materials and structure of the building.
7. With the exception of lots 831 & 835 which have designated garage locations, an alternative garage location to that shown on the DAP may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
8. A ten percent (10%) variation to minimum open space requirements (in addition to that described in the Open Space definition of the Codes) shall be permitted for single storey dwellings. Open Space shall be calculated in accordance with the provisions of the 2002 Residential Design Codes.
9. A nil side setback is permissible on the lots where shown on the DAP (generally the southern side boundary), with the exception of lots abutting a corner or that side. The dimensions of which shall be in accordance with Element 3.3.2 (A2 iii) of the Residential Design Codes.
10. A 2m solar setback applies as shown on the DAP, 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.
11. All portions of a dwelling (including verandahs, al fresco areas etc.) shall be setback a minimum of 4 metres from the common boundary with the public open space, and dwellings are to address the POS with windows and openings.

Note: Fencing on all property boundaries shall be prescribed by the Developer.

Location Plan



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

[Signature] 17.2.04.
 Manager Statutory Planning Date

Legend:

- Preferred garage location
- Designated garage location
- Constructed Stairwell location



1.5m minimum solar setback for corner allotment.

Upper floor to be setback 2m from the southern side boundary unless the Residential Design Codes specify greater.

TANGIER PARKWAY

2m minimum solar setback between dwellings.

Minimum front setback of 3m. Maximum front setback of 6m.

Minimum garage setback of 4.5m.

BASCO LANE

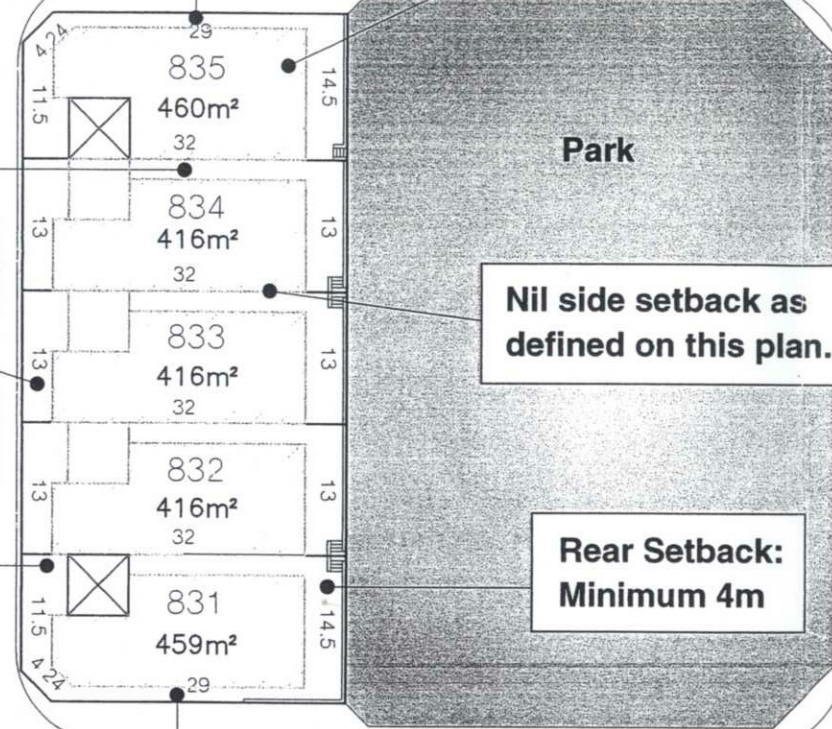
ATHENS ENTRANCE

1.5m minimum setback for corner allotment.

Park

Nil side setback as defined on this plan.

Rear Setback: Minimum 4m



Southern R25 Precinct Detailed Area Plan

KENNEDY PARK ESTATE

41709