




KEY

-  BUILDING ENVELOPES
-  DESIGNATED GARAGE LOCATION
-  PREFERRED GARAGE LOCATION

ALL LOTS WITH BUILDING ENVELOPES SHOWN ARE CODED R50

The provisions of the Residential Design Codes (R-Codes) R50 are varied for Lots 1 to 10 Shore Lane, in the following manner:-

GENERAL

1. This DAP was revised by the City and supersedes the DAP dated 27 July 2007.
2. The requirements of the R-Codes are varied as shown on this plan.
3. Consultation with the adjoining or other land owners to achieve a variation to the R-Codes, as provided by the DAP is not required.

SETBACKS

Laneways

4. 1.0m minimum to carports and garages. No eaves permitted into the minimum setback.
5. 1.5m minimum to dwellings. Eaves permitted to 500mm minimum.
6. It is mandatory for all lots with rear laneway access to locate car parking spaces with vehicle access via the laneway.

Public Open Space (POS)

7. 2.0m minimum to dwellings and outbuildings.
8. 1.0m minimum to patios, pergolas.
9. Outbuildings must be screened from view from the public open space or constructed from the same materials as the house.
10. All dwellings must have at least one major opening facing POS.

Private Open Space

11. Can be reduced by up to 5% below the minimum detailed in Table 1 of the R-Codes for the lot's R Coding.

Side boundaries

12. Two storey nil setback walls are permitted to both side boundaries of Lots 2 to 9 and one side boundary of Lots 1 and 10 where they abut Lots 2 and 9, for two-thirds the length of the balance of the lot boundary behind the front setback. These walls must not be higher than 6.5m.

FENCING

13. Uniform fencing provided by the developer cannot be modified (with the exception of maintenance and repair). Materials used must be as close as practicable to those used in the original construction.

MANAGER'S APPROVAL
This DAP has been approved under delegation by the Manager, Statutory Planning under clause 4.23.1(c)(i) of Town Planning Scheme No.2.

[Signature]
Manager, Statutory Planning

18/9/2013
Date

[Signature]
18.9.2013