



KEY

- BUILDING ENVELOPES
- DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- SECONDARY STOREY SOLAR SETBACK
- CORNER LOTS

LOT 177 IS CODED R20. ALL OTHER LOTS WITH BUILDING ENVELOPES SHOWN ARE CODED R25

- DETAILED AREA PLAN
R-CODE VARIATIONS**
1. THIS DAP SUPERSEDES THE PREVIOUS DAP DATED 4th MAY 2006.
 2. THE REQUIREMENTS OF THE R-CODES AND TOWN PLANNING SCHEME ARE VARIED AS SHOWN ON THIS DAP.
 3. THE REQUIREMENTS OF THE R-CODES AND TOWN PLANNING SCHEME SHALL BE SATISFIED IN ALL OTHER MATTERS.
 4. CONSULTATION WITH ADJOINING OR OTHER LANDHOLDERS TO ACHIEVE A VARIATION TO THE R-CODES, IN ACCORDANCE WITH THE APPROVED DAP, IS NOT REQUIRED.
 5. THE DESIGNATED GARAGE LOCATIONS SHOWN ON THE DAP CAN ONLY BE VARIED WHERE IT CAN ALSO BE DEMONSTRATED, TO THE SATISFACTION OF THE MANAGER, ENGINEERING AND PARKS SERVICES, THAT THE ASSOCIATED DRIVEWAY AND CROSSOVER WILL BE SAFE IN USE.
 6. THE LOCAL AUTHORITY, SUBJECT TO AN APPROPRIATE APPLICATION AND CONSIDERATION UNDER THE RELEVANT STATUTORY PROVISIONS, MAY CONSIDER BUILDING PART OF THE MAIN RESIDENCE WITHIN THE 2m SOLAR SETBACK SUBJECT TO:
 - THE SOLAR ASPECT OF DESIGN OF THE RESIDENCE IS NOT COMPROMISED;
 - ACCESS TO THE REAR OF THE PROPERTY IS MAINTAINED FROM THE OUTSIDE;
 - CONSTRUCTION OF THE WALL ON THE BOUNDARY DOES NOT EXCEED 25% OF THE OVERALL LENGTH OF THAT BOUNDARY. THIS IS BASED ON CONSTRUCTION OF WALL COMMENCING FROM THE MINIMUM FRONT SETBACK LOCATED ON THE DAP.
 7. FOR LOT 154 A 1.0m GARAGE SETBACK IS SUBJECT TO ACHIEVING A MAXIMUM GRADIENT OF 1:6 (VERTICAL:HORIZONTAL) FROM THE LANEWAY OR VERGE TO GARAGE FINISHED FLOOR LEVEL (FFL).
 8. WHERE A ZERO LOT WALL IS PROPOSED IT SHALL BE LOCATED AS DEPICTED ON THIS DAP.
 9. ALL LOTS WITH THE EXCEPTION OF LOTS 176, 182 + 184 SHALL HAVE A 3.0m MINIMUM FRONT SETBACK AND A MAXIMUM OF 5.0m.
 10. FOR LOTS 176, 182 + 184 ALL FRONT AND SIDE SETBACKS SHALL COMPLY WITH THE REQUIREMENTS OF THE R-CODES.
 11. LOTS 182 AND 184 SHALL HAVE MINIMUM REAR SETBACKS OF 6.5m AND 1.5m RESPECTIVELY. ALL OTHER LOTS SHALL HAVE A 3.0m MINIMUM REAR SETBACK.
 12. FRONT SETBACK VARIATIONS TO CORNER LOTS IDENTIFIED BY AN ASTERISK (*) MAY BE APPROVED AT THE DISCRETION OF THE MANAGER, BUILDING SERVICES WHERE THE CONFIGURATION OF THESE LOTS MAY LIMIT COMPLIANCE WITH SETBACK REQUIREMENTS
 13. ANY EXTENSION OR ALTERATIONS TO EXISTING DWELLINGS, WHETHER OR NOT THE EXISTING DWELLING COMPLIES TO THIS DAP, SHALL COMPLY WITH THE REQUIREMENTS OF THIS DAP.

27/7/07
 Manager of Statutory Planning Date