



**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 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 areas.
4. Consultation with adjoining or other 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 R30.
6. An alternative garage location to the preferred shown on the plan may be approved by the Manager, Statutory Planning subject to the design meeting solar orientation principles, streetscape objectives and statutory requirements.
7. A nil side setback is permissible on the lots where shown on the DAP (generally the western boundaries). Side setbacks for lots coded R30 or higher may be reduced to nil for 2/3 the length of the boundary provided that walls do not exceed 3m average and 3.5m maximum height.
8. 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.
9. A five percent (5%) variation to minimum open space shall be permitted for single storey development. Open space shall be calculated in accordance with the provisions of the 2002 Residential Design Guidelines.
10. It is mandatory for all allotments with laneway access to locate carports and garages at the rear with access via the laneway.
11. No Boundary Walls to be located within three (3) metres of the Primary Street.
12. A one (1) metre minimum setback to the dwelling from the rear of the lot (this does not include ancillary development), unless the R-Codes specify a greater setback requirement.
13. A minimum 2.0 metre side setback for the upper floor, from the same side as the nominated nil setback wall, is required unless the R-Codes specify a greater setback requirement.
14. Fences shall not be located within 0.5m of the intersection of a crossover and shall be truncated at 45 degrees so that no portion of the fence is within the truncation in order to enhance safety and sight lines.
15. Rear setbacks to garages shall be a minimum of 1 metre with no protrusion of either eaves or gutters or the like into the setback area.

The Detailed Area Plan has been adopted by Council and approved by the Manager, Statutory Planning.

Manager, Statutory Planning *[Signature]* Date 22/11/04

LEGEND

D.A.P. No 5 BOUNDARY	NO VEHICULAR ACCESS PERMITTED
PREFERRED GARAGE LOCATION	NIL SIDE SETBACK LOCATION
DESIGNATED GARAGE LOCATION	2.0m UPPER FLOOR SIDE SETBACK
BUILDING ENVELOPE	

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