



R12.5 LOTS

DETAILED AREA PLAN R-CODE VARIATIONS

No. 2 (TPS2) and State Planning Policy 3.1 - Residential Design Codes as amended (R Codes) are varied as detailed within this Detailed Area Plan (DAP).

The R12.5 density code shall apply to all lots contained within this DAP. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved DAP, is not required.

- For all lots, the minimum open space coverage is 50%.
- Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction.
- Setback variations to corner lots may be approved at the discretion of the Manager of Building Services where the configuration of these lots and other issues (e.g. location of retaining walls) limits compliance with setback requirements.
- An alternative garage location to the preferred location shown on the plan may be approved by the Manager, Building Services subject to the design meeting the solar passive design principles, streetscape objectives and other statutory requirements.
- All buildings are to be designed and constructed in accordance with AS3959 (as current at the date of application for the Building Permit) based on the subject lots Bushfire Attack Level (BAL) of 19.
- Minor variations to the requirements of the R Codes and this DAP may be approved by the Manager of Building Services.
- It shall be ensured that no driveway exceeds a 1 in 6 gradient.
- If a variation to the setbacks prescribed on this DAP is requested and setback variation is adjacent to a retaining wall the proponent shall seek their own structural verification of the retaining wall and associated loading. Refer to Table 1 for retaining wall setback requirements and design parameters.
- Development on these lots is to be in accordance with the approved Bushfire Management Plan prepared by York Gum Services dated May 2010.

Setbacks

- 4.0m min main dwelling primary street setback (averaging is not permitted)
- 5.0m min garage setback (unless setback annotated on individual lot)
- 1.5m northern boundary side setback (excluding garages)
- Nil southern boundary side setback
- 1.5m second storey setback (southern boundary)
- 10m rear setback (Building Protection Zone)

TABLE 1

Retaining wall setback requirements:

- For a single storey dwelling the external property wall line can be located on the boundary line, with the imposed loading centred over the top block of the retaining wall.
- For double storey dwelling with a flush two storey external property wall, the external property wall line must be set back a minimum of 1.5m from the boundary line.
- For a double storey dwelling with a stepped external property wall line, the load from the lower storey can be located on the boundary line, however the loads from the upper storey shall not be transferred to a lower storey wall line within the 1.5m set back from the boundary line.
- Retained height to be a maximum of 1.6m at locations of external property wall line located on the boundary line.

These setbacks are provided on the basis of the following design parameters:

- Single Storey Dead Load = 22.7kN/m maximum
- Double Storey Dead Load = 64.6kN/m maximum (with 1.5m set back from the boundary line)
- Live Load Surcharge (including Dwelling) = 5 kPa maximum
- Class A site with cohesionless fill and groundwater level below the founding level of the retaining wall
- Minimum allowable bearing pressure of 120kPa.
- Site compacted in accordance with the earthworks specification to achieve a minimum 95% MMDD

Legend

- Building Envelope
- 11.59 Finished Ground Level
- Designated Garage Location
- Building Protection Zone
- Setbacks
- Retaining Walls
- 1.5m 2nd Storey Dwelling Setback

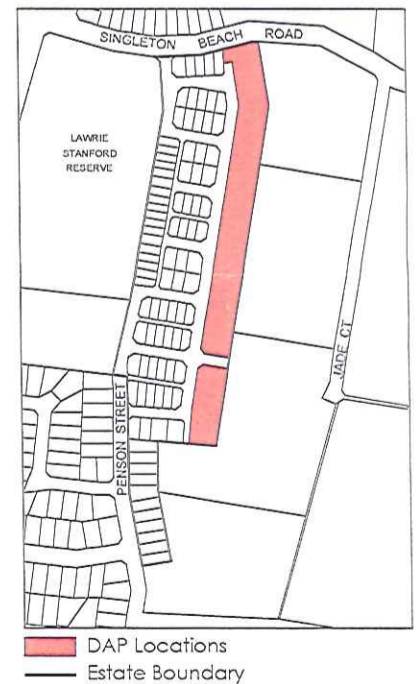
The development guidelines as shown have been adopted by Council and signed by the Manager of Statutory Planning.

[Signature]
 Manager of Statutory Planning

Date *24/7/12*

CoR Ref:

[Signature]
 BUILDING SERVICES
 24.07.12



ISSUE DESCRIPTION	Y/M/D	BY	RD
H notes added	12/07/10	SD	RD
G no changes required	12/07/05	SD	RD
F designated garages added	12/06/07	SD	RD
C update text & sig box	12/05/15	SD	RD
D update text	12/02/22	SD	RD
C update precal & reworks	12/02/16	SD	RD
B minor alterations	12/01/30	SD	RD
A base plan	11/12/22	GD	RD