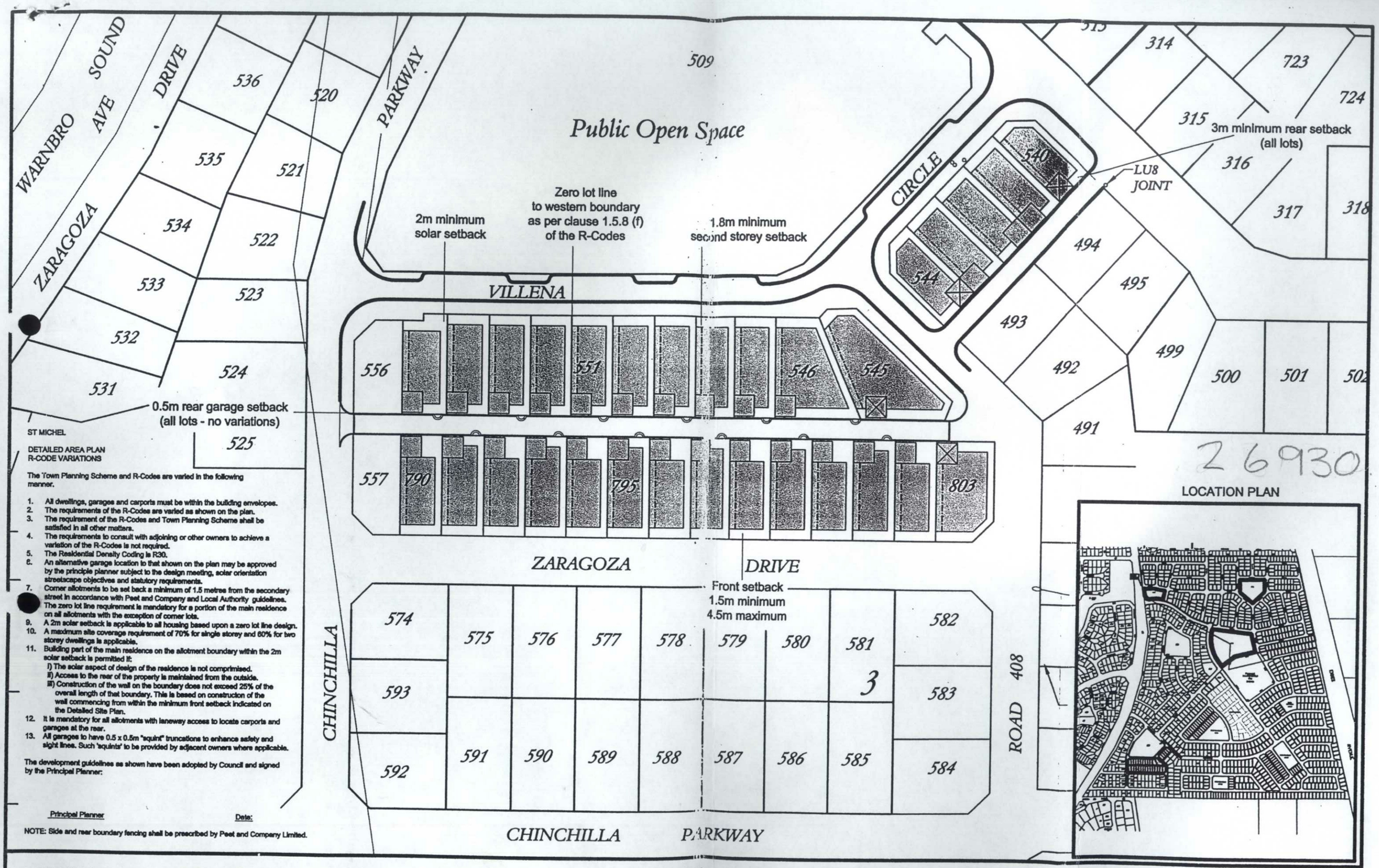

ST MICHEL

DETAILED AREA PLAN
R-CODE VARIATIONS

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

1. All dwellings, garages and carports must be within the building envelopes.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirement of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. The requirements to consult with adjoining or other owners to achieve a variation of the R-Codes is not required.
5. The Residential Density Coding is R30.
6. An alternative garage location to that shown on the plan may be approved by the principle planner subject to the design meeting, solar orientation streetscape objectives and statutory requirements.
7. Corner allotments to be set back a minimum of 1.5 metres from the secondary street in accordance with Peet and Company and Local Authority guidelines. The zero lot line requirement is mandatory for a portion of the main residence on all allotments with the exception of corner lots.
9. A 2m solar setback is applicable to all housing based upon a zero lot line design.
10. A maximum site coverage requirement of 70% for single storey and 60% for two storey dwellings is applicable.
11. Building part of the main residence on the allotment boundary within the 2m solar setback is permitted if:
    i) The solar aspect of design of the residence is not comprimised.
    ii) Access to the rear of the property is maintained from the outside.
    iii) Construction of the wall on the boundary does not exceed 25% of the overall length of that boundary. This is based on construction of the wall commencing from within the minimum front setback indicated on the Detailed Site Plan.
12. It is mandatory for all allotments with laneway access to locate carports and garages at the rear.
13. All garages to have 0.5 x 0.5m "squint" truncations to enhance safety and sight lines. Such 'squints' to be provided by adjacent owners where applicable.

The development guidelines as shown have been adopted by Council and signed by the Principal Planner:

Principal Planner Date:

NOTE: Side and rear boundary fencing shall be prescribed by Peet and Company Limited.

26930

LOCATION PLAN

DETAILED AREA PLAN
STAGE 4, WILLOW LAKE PRECINCT
ST MICHEL
for Peet & Company Limited

LOCAL DEVELOPMENT PLAN APPROVAL EXPIRED

This Local Development Plan expired on 19 October 2025, pursuant to Clause 57 of the Planning and Development (Local Planning Schemes) Regulations 2015, being 10 years after the Regulations came into effect.

LEGEND:
Building Envelopes..
Preferred Garage Location.....
Designated Garage Location.....
Second Storey

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