DETAILED SITE PLANS
R-CODE VARIATIONS

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

1. All donations, almos, garages, and garages must be within the plan.
2. The requirements of the R-Codes shall be necessary to all other matters.
3. The requirements of the R-Codes and Town Planning Scheme shall be necessary to all other matters.
4. Consultation with applicants or other applicants to achieve a variance of the R-Codes, in accordance with the approved Detailed Site Plan, is not required.
5. Density coding in R-20 for lots 1500 to 1594 and R20 for lots 3778 to 3786 (to density sites plan)
6. The alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting, solar orientation, structure objectives and statutory requirements.
7. Zero setback on corner alighted to be in accordance with Eltibrook Management Ltd and Local Authority Approval.
8. The zero setback requirement is mandatory for the main residence
9. On all other building setbacks to the 2 metre setback is only applicable to housing based on a 2 metre setback.
10. A minimum open space site coverage of 10% is applicable in accordance with sub clause 3.4.1 of the R-Codes.
11. 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 2 metre setback, subject to:
   a. the solar aspect of the design is not compromised.
   b. Access to the rear of the property is maintained from the outside.
   c. Construction of the wall on the boundary does not exceed 25% of the overall length of wall boundary.
   d. Based on section 3.4.1 of the R-Codes.
12. Building envelopes subject to constraints of retaining wall Purchasers to consult their builder or architect engineer where necessary.
13. A variance may subject to the Building Code of Australia project not more than one metre into the front building setback area in accordance with sub clause 3.2.2 R-Codes.

The development guidelines shown as shown have been adopted by Council and approved by the Principal Planner.