DETAILED SITE PLANS
R-CODE VARIATIONS

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

1. All dwellings, pads, garages, and carparks must be within the building envelopes.
2. The requirements of the R-Codes are varied as shown on plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. Consultation with adjoining or other landowners to achieve a variation of the R-Codes, in accordance with the approved Detailed Site Plan, is not required.
5. Density zoning is R-30 (Refer Density Sites Plan).
6. An alternative garage location to that shown on the plan may be approved by the principal planner subject to the development meeting, solar orientation, streetscape objectives and statutory requirements.
7. Zero lot line on corner allotments to be in accordance with Development Management Plan and Local Authority Approval.
8. The zero lot line requirement is mandatory for the main residence on all 10m, 12m & 13m cottage allotments.
9. All other cottage allotments the 2m solar setback is only applicable to housing based upon a zero lot line design.
10. A minimum open space site coverage of 40% is applicable.
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 solar setback, subject to:
   a. The solar aspect of design of the residence 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 that boundary. This is based on construction of wall commencing from the minimum front setback indicated on the Detailed Site Plan.

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