DETAILED SITE PLANS R-CODE VARIATIONS

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

1. The dwellings patios, garages and carparks must be within the building envelopes. Residences oriented on a north / south axis may construct patios and pergolas within the 2m solar setback to the eastern boundary.
2. The requirements of the R-Codes are varied as shown on the plan.
3. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
4. The requirements to consult with adjoining or other land owners to achieve a variation of the R-Codes is not required.
5. Density criteria is R-20.
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 Elliottbroch Management Pty Ltd and Local Authority Approval.
8. A minimum open space site coverage of 40% is applicable.
9. Building part of the main residence on the allotment boundary within the 2m solar setback is permitted if:
   a. the solar aspect of the residence is not compromised;
   b. access to the rear of the property is maintained from the outside;
   c. a 2m solar setback to the northern / western boundary (with minor incursions, such as a fire place) to a maximum of 70% of north / east elevation provided solar penetration to living areas is achieved;
10. Clothes lines and washing lines shall be screened from public view and shall not be visible from the street frontage of, or rear, the property or the adjacent public open space.

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