DETAILED SITE PLANS R-CODE VARIATIONS

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

1. The requirements of the R-Codes are varied as shown on the plan.
2. The requirements of the R-Codes and the Local Planning Scheme shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation of the R-Codes is in accordance with the approved Detailed Site Plan, if not required.
4. The density ratio applies to lots 6735-6737, 6837-6840, 6935-6939, 6950-6962 in R50. Lots 6793-6794 in R25, lots 7193, 7194, 6935, 6737 in R30, lots 6950-6952, 6956-6958, in R40.
5. Lots are subject to the consents of the retaining wall. Landowners are to consult their builder or structural engineers, where necessary.
6. A mandatory rear setback on the southern side boundary is required for dwellings (and excludes garages and carports) located on lots 6950-6952 and 6956-6958.
7. There is no average front setback requirement for all lots subject to this plan.
8. For R-100 frontage lots, a setback greater than 3m is not applicable.
9. For all other lots, a minimum open space requirement of 40% is applicable.
10. On lots 6735-6737 and 6793-6840, a minimum open space requirement of 30% is applicable.
11. All setbacks on corner lots are to be in accordance with Local Authority approval.

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