ON LANEWAY LOTS A GARAGE AND BIN PAD (1.5M WIDE x 1.0M DEEP) SHALL BE PROVIDED

LOCATION PLAN

DETAILED SITE PLANS
R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be located within the building envelopes. The District Town Planning Scheme and R-Codes are varied in the following manner:

1. The requirements of the R-Codes are varied as shown on plan.
2. The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
3. 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. Zero lot line on corner allotments to be in accordance with Elderkirk Management Pty Ltd and Local Authority Approval.
6. No zero lot line requirement is mandatory for the main residence on all sites with frontages of 13m and less.
7. On all other corner allotments the 3m side setback is only applicable to housing located upon a zero lot line design.
8. For 8-10m frontage lots, a 2.5m side setback is only applicable. For all other lots, a minimum open space site coverage of 30% is applicable.
9. Building envelopes subject to constraints of retaining wall. Purchase to consult with building designer or structural engineer where necessary.
10. A variation (subject to the Building Code of Australia) and the location of scarp and retaining wall may project not more than one metre into the front building setback area in accordance with subclause 3.3.2.3 of the R-Codes.
11. 1.0m garage setbacks are subject to achieving a minimum grade of 1:6 (vertical/horizontal) from boundary or verge to garage Finished Floor Level (FFL).

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

Principal Planner

Date: 11/04/207