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 Local 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 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, in accordance with the approved Detailed Site Plan, is not required.
4. The subject site is zoned R40. Refer to current Density Sites Plan for confirmation.
5. Built Form including verandahs or balconies or raised court yard and living spaces are to be orientated to address the development frontage. Two storey minimum development is required.
6. Parking must be provided to the rear of the building.
7. Fencing to comprise of masonry walls with open style infill panels for passive surveillance and overlooking. Fence not to exceed 1.2 metres in height/ pillars 1.8 metres in height above finished floor level.
8. A minimum storage unit of 5m² per unit must be provided.
9. A bin storage area large enough to service all the residential units is to be provided to the satisfaction of the City. This storage area is to be screened from all surrounding roads.

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

[Signature]

Principal Planner

Date: 13 Jan 2019

LEGEND

- Development Frontage
- Building Envelope
- No Vehicular Access
- Parking Access