DETAILED SITE PLANS R-CODE VARIATIONS

All buildings (as defined in the R-Codes) are to be situate within the building envelope.

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 plan.
2. The requirements of the R-Codes 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. All lots subject of the DFP are coded R25.
5. A length of at least 2 metres of the dwelling shall be located on a 6m setback from the southernmost side boundary. There is no maximum length restriction.
6. Nil setback on corner allotments to be in accordance with Local Authority Approval.
7. For 8-10m frontage lots, a minimum open space site coverage of 35% is applicable.
8. Existing envelopes subject to constraints of retaining wall. Landowner to consult their builder or structural engineer where necessary.
9. The 3m minimum front setback for main dwellings shall not be averaged.
10. All dwellings to orientate towards the primary axis.
11. On lawned lots a 1m ped (1.5m wide x 1.0 deep) shall be provided.

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